

Project Narrative

Jefferson Grove

Newnan, Coweta County

Jefferson Grove" has been thoughtfully planned with the overall well-being of its residents, the community at large and the natural environment in mind. Once completed, it will be a community friendly development that will benefit its residents and the surrounding neighborhood. A total of 160 apartment homes are planned, all of which will have access to a walking path, fitness room and business center. "Jefferson Grove" will be located at 414 Jefferson Street on 20 acres. Surrounded by a wide variety of public and private amenities in downtown Newnan and less than 1 mile from The Forum at Ashley Park with employers including Dillard's, Best Buy, American Eagle and Dick's Sporting Goods. A clubhouse/community building.

Project Narrative

Jefferson Grove

Newnan, Coweta County

PART ONE - PROJECT INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

Please note:

Blue-shaded cells are unlocked for your use and **do not contain** references/formulas.
 Green-shaded cells are unlocked for your use and **do contain** references/formulas that can be overwritten.
 Yellow cells - DCA Use ONLY

DCA Use ONLY - Project Nbr:

2017-0

May Revision 3

I. DCA RESOURCES

LIHTC (auto-filled from later entries) \$ 1,054,787 DCA HOME (from Consent Form) \$ -

II. TYPE OF APPLICATION

Tax Exempt Bond / 4% credit -----> **Pre-Application Number** (if applicable) - use format 2017PA-###
 Have any changes occurred in the project since pre-application? 2017PA-537
 Yes - see Comment

Was this project previously submitted to the Georgia Department of Community Affairs? No If Yes, please provide the information requested below for the previously submitted project:

Project Name previously used: NA DCA Project Nbr previously assigned: NA
 Has the Project Team changed? No If No, what was the DCA Qualification Determination for the Team in that review? Qualified w/out Conditions

III. APPLICANT CONTACT FOR APPLICATION REVIEW

Name: Christopher M. Byrd Title: Development Coordinator
 Address: 1469 S 4th Street Direct Line: (502) 345-1578
 City: Louisville Fax: (502) 638-9197
 State: KY Zip+4: 40208-0000 Cellular: (502) 345-1578
 Office Phone: (502) 638-0534 Ext.: 240 E-mail: cbyrd@dgdevelopment.com
 (Enter phone numbers without using hyphens, parentheses, etc - ex: 1234567890)

IV. PROJECT LOCATION

Project Name: Jefferson Grove Phased Project? No
 Site Street Address (if known): 414 Jefferson Street DCA Project Nbr of previous phase: NA
 Nearest Physical Street Address*: 11 McBride Street Scattered Site? No Nbr of Sites: 1
 Site Geo Coordinates (###.#####): Latitude: 33.388937 Longitude: -84.786006 Acreage: 20.5700
 City: Newnan 9-digit Zip**: 30263-1079 Census Tract Number: 1703.05
 Site is predominantly located: Within City Limits County: Coweta QCT? Yes DDA? No
 In USDA Rural Area? No In DCA Rural County? No Overall: Urban HUD SA: MSA Atlanta-Sandy Springs-Marie

* If street number unknown

Legislative Districts: Congressional 3 State Senate 28 State House 70 Zip Codes: <http://zip4.usps.com/zip4/welcome.jsp>
 If on boundary, other district: Legislative Districts: <http://votesmart.org/>

Political Jurisdiction

City of Newnan Website: www.cityofnewnan.org
 Name of Chief Elected Official: Keith Brady Title: Mayor
 Address: 25 LaGrange Street City: Newnan
 Zip+4: 30263-0000 Phone: 770-253-2682 Email: kbrady@cityofnewnan.org

V. PROJECT DESCRIPTION

A. Type of Construction:

New Construction: 160 Adaptive Reuse: Non-historic 0 Historic 0
 Substantial Rehabilitation: 0 Historic Rehab: 0
 Acquisition/Rehabilitation: 0 For Acquisition/Rehabilitation, date of original construction:

PART ONE - PROJECT INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

B. Mixed Use

C. Unit Breakdown

		PBRA
Number of Low Income Units	160	0
Number of 50% Units	0	0
Number of 60% Units	160	0
Number of Unrestricted (Market) Units	0	
Total Residential Units	160	
Common Space Units	0	
Total Units	160	

E. Buildings

Number of Residential Buildings	7
Number of Non-Residential Buildings	1
Total Number of Buildings	8

F. Total Residential Parking Spaces

VI. TENANCY CHARACTERISTICS

A. Family or Senior (if Senior, specify Elderly or HFOP)

B. Mobility Impaired

Nbr of Units Equipped:	8
Roll-In Showers	4

C. Sight / Hearing Impaired

Nbr of Units Equipped:	4
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VII. RENT AND INCOME ELECTIONS

A. Tax Credit Election

B. DCA HOME Projects Minimum Set-Aside Requirement (Rent & Income)

20% of HOME-Assisted Units at 50% of AMI

VIII. SET ASIDES

A. LIHTC:

Nonprofit

B. HOME:

CHDO

(must be pre-qualified by DCA as CHDO)

IX. COMPETITIVE POOL

X. TAX EXEMPT BOND FINANCED PROJECT

Issuer:	The Housing Authority of the City of Newnan				Inducement Date:	August 21, 2017	
Office Street Address	48 Ball Street				Applicable QAP:	2017	
City	Newnan	State	GA	Zip+4	30263-0000	T-E Bond \$ Allocated:	20,000,000
Contact Name	Sandra Strozier	Title	President/CEO	E-mail	sstrozier@numal.org		
10-Digit Office Phone	(770) 253-6461	Direct line	(770) 253-6461	Website			

D. Unit Area

Total Low Income Residential Unit Square Footage	173,424
Total Unrestricted (Market) Residential Unit Square Footage	0
Total Residential Unit Square Footage	173,424
Total Common Space Unit Square Footage	0
Total Square Footage from Units	173,424

Total Common Area Square Footage from Nonresidential areas	4,308
Total Square Footage	177,732

(If no local zoning requirement: DCA minimum 1.5 spaces per unit for family projects, 1 per unit for senior projects)

If Other, specify:

If combining Other with Family or Sr, show # Units:

Family	<input type="text"/>	Elderly	<input type="text"/>
HFOP	<input type="text"/>	Other	<input type="text"/>

% of Total Units	5.0%	Required:	5%
% of Units for the Mobility-Impaired	50.0%	Required:	40%
% of Total Units	2.5%	Required:	2%

PART ONE - PROJECT INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

XI. AWARD LIMITATIONS FOR CURRENT DCA COMPETITIVE ROUND

The following sections apply to all direct and indirect Owners, Developers and Consultants (Entity and Principal) :

A. Number of Applications Submitted:

B. Amount of Federal Tax Credits in All Applications:

C. Names of Projects in which an Owner, Developer and Consultant(s) and each of its principals has a direct or indirect Ownership interest:

Project Participant	Name of Project	Interest	Project Participant	Name of Project	Interest
1			7		
2			8		
3			9		
4			10		
5			11		
6			12		

D. Names of Projects in which the Owner, Developer and Consultant(s) and each of its principals is partnering with an inexperienced unrelated entity for purposes of meeting DCA Experience Requirements:

Project Participant	Name of Project	Project Participant	Name of Project
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

XII. PRESERVATION

A. Subsequent Allocation

Year of Original Allocation
 Original GHFA/DCA Project Number
 First Year of Credit Period
 Expiring Tax Credit (15 Year)
 Date all buildings will complete 15 yr Compliance pd

First Building ID Nbr in Project GA-
 Last Building ID Nbr in Project GA-

B. Expiring Section 8

No

C. Expiring HUD

HUD funded affordable nonpublic housing project No

HUD funded affordable public housing project No

PART ONE - PROJECT INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

XIII. ADDITIONAL PROJECT INFORMATION

A. PHA Units

Is proposed project part of a local public housing replacement program?		No		
Number of Public Housing Units reserved and rented to public housing tenants:			% of Total Residential Units	0%
Nbr of Units Reserved and Rented to:	PHA Tenants w/ PBRA:		% of Total Residential Units	0%
Local PHA				
Street Address				
City				
Area Code / Phone		Zip+4	Contact	
		Email	Direct line	
			Cellular	

B. Existing properties: currently an Extension of Cancellation Option? No If yes, expiration year: Nbr yrs to forgo cancellation option:

New properties: to exercise an Extension of Cancellation Option? No If yes, expiration year: Nbr yrs to forgo cancellation option:

C. Is there a Tenant Ownership Plan? No

D. Is the Project Currently Occupied? No If Yes ----->: Total Existing Units
 Number Occupied
 % Existing Occupied

E. Waivers and/or Pre-Approvals - have the following waivers and/or pre-approvals been approved by DCA?

Amenities?	No	Qualification Determination?	<input type="text"/>
Architectural Standards?	No	Payment and Performance Bond (HOME only)?	<input type="text"/>
Sustainable Communities Site Analysis Packet or Feasibility study?	No	Other (specify):	<input type="text"/>
HOME Consent?	No	State Basis Boost (extraordinary circumstances)	<input type="text"/>
Operating Expense?	No	If Yes, new Limit is ----->:	<input type="text"/>
Credit Award Limitation (extraordinary circumstances)?	No	If Yes, new Limit is ----->:	<input type="text"/>

F. Projected Place-In-Service Date

Acquisition	<input type="text"/>
Rehab	<input type="text"/>
New Construction	<input type="text"/>

XIV. APPLICANT COMMENTS AND CLARIFICATIONS

XV. DCA COMMENTS - DCA USE ONLY

Credit award limitation is not applicable because "Jefferson Grove" is a non-competitive 4% bond application Changes since the Pre-Application; Name changed from "Jefferson Cove" to "Jefferson Grove"	Re:	
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PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

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I. OWNERSHIP INFORMATION

A. OWNERSHIP ENTITY

Jefferson Family Development, LP	Name of Principal	Chris Dischinger
Office Street Address 1469 S 4th Street	Title of Principal	Owner
City 40208-0000	Direct line	(502) 638-0534
State KY	Cellular	(502) 639-8030
Zip+4 40208-0000	Applied for	
10-Digit Office Phone / Ext. (502) 638-0534	Org Type: For Profit	
(Enter phone nbrs w/out using hyphens, parentheses, etc - ex: 1234567890)	E-mail	cdischinger@ldgdevelopment.com

*** Must be verified by applicant using following website:**

<http://zip4.usps.com/zip4/welcome.jsp>

B. PROPOSED PARTNERSHIP INFORMATION

1. GENERAL PARTNER(S)

a. Managing Gen'l Partner

LDG Jefferson Family Development, LLC	Name of Principal	Chris Dischinger
Office Street Address 1469 S 4th Street	Title of Principal	Owner
City Louisville	Direct line	(502) 638-0534
State KY	Cellular	(502) 639-8030
Zip+4 40208-0000	Website	www.ldgdevelopment.com
10-Digit Office Phone / Ext. (502) 638-0534	E-mail	cdischinger@ldgdevelopment.com

b. Other General Partner

Office Street Address	Name of Principal	
City	Title of Principal	
State	Direct line	
Zip+4	Cellular	
10-Digit Office Phone / Ext.	E-mail	

c. Other General Partner

Office Street Address	Name of Principal	
City	Title of Principal	
State	Direct line	
Zip+4	Cellular	
10-Digit Office Phone / Ext.	E-mail	

2. LIMITED PARTNERS (PROPOSED OR ACTUAL)

a. Federal Limited Partner

R4 Capital	Name of Principal	Jay R. Segel
Office Street Address 155 Federal Street, Suite 1004	Title of Principal	Executive Vice President
City Boston	Direct line	(617) 502-5946
State MA	Cellular	(617) 981-1406
Zip+4 00211-0000	Website	
10-Digit Office Phone / Ext. (617) 502-5946	E-mail	jsegel@r4cap.com

b. State Limited Partner

R4 Capital	Name of Principal	Jay R. Segel
Office Street Address 155 Federal Street, Suite 1004	Title of Principal	Executive Vice President
City Bosotn	Direct line	(617) 502-5946
State MA	Cellular	(617) 981-1406
Zip+4 00211-0000	Website	
10-Digit Office Phone / Ext. (617) 502-5946	E-mail	jsegel@r4cap.com

3. NONPROFIT SPONSOR

Nonprofit Sponsor	Name of Principal	
Office Street Address	Title of Principal	
City	Direct line	
State	Cellular	
Zip+4	Website	
10-Digit Office Phone / Ext.	E-mail	

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

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II. DEVELOPER(S)

A. DEVELOPER

Office Street Address	LDG Multifamily, LLC			Name of Principal	Chris Dischinger
City	1469 S 4th Street			Title of Principal	Owner
State	Louisville	Website	www.lgddevelopment.com	Direct line	(502) 638-0534
10-Digit Office Phone / Ext.	KY	Zip+4	40208-0000	Cellular	(502) 639-8030
	(502) 638-0534	E-mail	cdischinger@ldgdevelopment.com		

B. CO-DEVELOPER 1

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

C. CO-DEVELOPER 2

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

D. DEVELOPMENT CONSULTANT

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

III. OTHER PROJECT TEAM MEMBERS

A. OWNERSHIP CONSULTANT

Office Street Address				Name of Principal	
City				Title of Principal	
State		Website		Direct line	
10-Digit Office Phone / Ext.		Zip+4		Cellular	
		E-mail			

B. GENERAL CONTRACTOR

Office Street Address	Xpert Design and Construction, LLC			Name of Principal	Mark Lechner
City	1469 S 4th Street			Title of Principal	Managing Member
State	Louisville	Website	www.lgddevelopment.com	Direct line	(502) 638-0534
10-Digit Office Phone / Ext.	KY	Zip+4	40208-0000	Cellular	(502) 639-8030
	(502) 638-0534	E-mail	mlechner@ldgdevelopment.com		

C. MANAGEMENT COMPANY

Office Street Address	Gateway Management Group			Name of Principal	Randy Fleece
City	22 Iverness Center parkway, Suite 222			Title of Principal	President
State	Birmingham	Website	www.thegatewaycompanies.com	Direct line	(205) 980-3245
10-Digit Office Phone / Ext.	AL	Zip+4	35242-0000	Cellular	(205) 777-9765
	(205) 980-3245	E-mail	rfleece@gatewaymgmt.com		

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

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D. ATTORNEY	HunterMaclean			Name of Principal	Ted Henneman
Office Street Address	200 E Saint Julian Street			Title of Principal	Attorney
City	Savannah	Website	www.huntermaclean.com	Direct line	(912) 236-0261
State	GA	Zip+4	31412-0048	Cellular	(912) 944-1635
10-Digit Office Phone / Ext.	(912) 236-0261	E-mail	Thenneman@HunterMaclean.com		

E. ACCOUNTANT	Tidwell Group			Name of Principal	Brent Barringer
Office Street Address	2001 Park Place #900			Title of Principal	Managing Partner
City	Birmingham	Website	tidwellgroup.com	Direct line	(205) 822-1010
State	AL	Zip+4	35203-0000	Cellular	
10-Digit Office Phone / Ext.	(205) 822-1010	E-mail	brent.barringer@tidwellgroup.com		

F. ARCHITECT	Rickhaus Design, LLC			Name of Principal	Mark Lechner
Office Street Address	1469 S 4th Street			Title of Principal	Managing Member
City	Louisville	Website		Direct line	(502) 638-0534
State	KY	Zip+4	40208-0000	Cellular	(502) 639-8030
10-Digit Office Phone / Ext.	(502) 638-0534	E-mail	fleist@ldgdevelopment.com		

IV. OTHER REQUIRED INFORMATION (Answer each of the questions below for each participant listed below.)

A. LAND SELLER (If applicable)	Steve Enterkin	Principal		10-Digit Phone / Ext.	(770)-560-6396
Office Street Address	PO Box 142348			City	Fayetteville
State	GA	Zip+4	30214-0000	E-mail	stevens770@gmail.com

B. IDENTITY OF INTEREST

Is there an ID of interest between:	Yes/No	If Yes, explain relationship in boxes provided below, and use Comment box at bottom of this tab or attach additional pages as needed:
1. Developer and Contractor?	Yes	Chris Dischinger and Mark Lechner are each 50% owners of LDG Multifamily (Developer) and Xpert Design and Construction, LLC (Contractor)
2. Buyer and Seller of Land/Property?	No	
3. Owner and Contractor?	Yes	Chris Dischinger and Mark Lechner are each 50% owners of LDG Jefferson Family Development, LLC (Owner) and Xpert Design and Construction, LLC (Contractor)
4. Owner and Consultant?	No	
5. Syndicator and Developer?	No	
6. Syndicator and Contractor?	No	
7. Developer and Consultant?	No	
8. Other	Yes	Chris Dischinger and Mark Lechner are each 50% owner of Rickhaus Design, LLC (Architect)

PART TWO - DEVELOPMENT TEAM INFORMATION - 2017-0 Jefferson Grove, Newnan, Coweta County

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V. OTHER REQUIRED INFORMATION - Continued (Answer each of the questions below for each participant listed below.)

C. ADDITIONAL INFORMATION

Participant	1. Has any person, principal, or agent for this entity ever been convicted of a felony (Yes or No)?		2. Is entity a MBE/ WBE?	3. Org Type (FP,NP, CHDO)	4. Project Ownership Percentage	5. Does this entity or a member of this entity have a conflict of interest with any member, officer, or employee of an entity that partners or contracts with the Applicant? If yes, explain briefly in boxes below and use Comment box at the bottom of this tab or attach explanation.	
	If yes, explain briefly in boxes below and either use Comment box or attach explanation.					Yes/No	Yes/No
Managing Genrl Prtnr	LDG Jefferson Family Development, LLC	No	No	For Profit	0.0100%	Yes	Chris Dischinger and Mark Lechner are each 50% owners of LDG Jefferson Family Development, LLC
Other Genrl Prtnr 1							
Other Genrl Prtnr 2							
Federal Ltd Partner	R4 Capital	No	No	For Profit	98.9900%	No	Federal Equity
State Ltd Partner	R4 Capital	No	No	For Profit	1.0000%	No	State Equity
NonProfit Sponsor							
Developer	LDG Multifamily, LLC	No	No	For Profit	0.0000%	Yes	Chris Dischinger and Mark Lechner are each 50% owners of LDG Multifamily, LLC
Co-Developer 1							
Co-Developer 2							
Owner Consultant							
Developer Consultant							
Contractor	Xpert Design and Construction, LLC	No	No	For Profit	0.0000%	Yes	Chris Dischinger and Mark Lechner are each 50% owners of Xpert Design and Construction, LLC (Contractor)
Management Company	Gateway Management Group	No	No	For Profit	0.0000%	No	Management Company
Total					100.0000%		

VI. APPLICANT COMMENTS AND CLARIFICATIONS

Chris Dischinger and Mark Lechner are each 50% owners of LDG Jefferson Family Development, LLC (GP), Xpert Design and Construction, LLC (Contractor), LDG Multifamily, LLC (Developer) and Rickhaus Design, LLC (Architect). Jefferson Family, LP's EIN has been applied for by our CFO and will be submitted to DCA upon receipt thereof.

VI. DCA COMMENTS - DCA USE ONLY

I. GOVERNMENT FUNDING SOURCES (check all that apply)

Yes	Tax Credits		No	FHA Risk Share	No
No	Historic Rehab Credits		No	FHA Insured Mortgage	No
Yes	Tax Exempt Bonds: \$	20,000,000	No	Replacement Housing Funds	No
No	Taxable Bonds		No	McKinney-Vento Homeless	No
No	CDBG		No	FHLB / AHP *	No
No	HUD 811 Rental Assistance Demonstration (RAD)		No	NAHASDA	No
No	DCA HOME * -- Amt \$		No	Neighborhood Stabilization Program *	No
No	Other HOME * -- Amt \$		No	HUD CHOICE Neighborhoods	No
	Other HOME - Source	Specify Other HOME Source here			

*This source may possibly trigger Uniform Relocation Act and/or HUD 104(d) reqmts. Check with source. For DCA HOME, refer to Relocation Manual. DCA HOME :

II. CONSTRUCTION FINANCING

Financing Type	Name of Financing Entity	Amt
Mortgage A	R4 Capital Funding, LLC	
Mortgage B		
Mortgage C		
Federal Grant		
State, Local, or Private Grant		
Deferred Developer Fees	LDG Multifamily, LLC	
Federal Housing Credit Equity	R4 Capital, LLC	
State Housing Credit Equity	R4 Capital, LLC	
Other Type (specify)		
Other Type (specify)		
Other Type (specify)		
Total Construction Financing:		
Total Construction Period Costs from Development Budget:		
Surplus / (Shortage) of Construction funds to Construction costs:		

III. PERMANENT FINANCING

Financing Type	Name of Financing Entity	Principal Amount	Effective Int Rate	Term (Years)
Mortgage A (Lien Position 1)	R4 Capital Funding, LLC	11,800,000	4.650%	40
Mortgage B (Lien Position 2)				
Mortgage C (Lien Position 3)				
Other:				
Foundation or charity funding*				
Deferred Devlpr Fee	34.53% Deferred Developer Fee	863,207	2.500%	15
Total Cash Flow for Years 1 - 15:		2,463,276		
DDF Percent of Cash Flow (Yrs 1-15)		50.967%	50.967%	
Cash flow covers DDF P&I?		Yes		
Federal Grant				
State, Local, or Private Grant				Equity
Federal Housing Credit Equity	R4 Capital, LLC	10,020,477		10,020,477
State Housing Credit Equity	R4 Capital, LLC	6,117,765		6,117,765
Historic Credit Equity				
Invstmt Earnings: T-E Bonds				
Invstmt Earnings: Taxable Bonds				
Income from Operations				
Other:				
Other:				
Other:				
Total Permanent Financing:		28,801,449		
Total Development Costs from Development Budget:		28,801,449		
Surplus/(Shortage) of Permanent funds to development costs:		0		

*Foundation or charity funding to cover costs exceeding DCA cost limit (see Appendix I, Section II).

IV. APPLICANT COMMENTS AND CLARIFICATIONS

IV. DCA COMMENTS

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inty

Georgia TCAP *

USDA 515

USDA 538

USDA PBRA

Section 8 PBRA

Other PBRA - Source: Specify Other PBRA Source here

National Housing Trust Fund

Other **Type** of Funding - describe *type/program* here

Specify **Administrator** of Other Funding Type here

For DCA HOME, refer to Relocation Manual. DCA HOME amount from DCA Consent Ltr.

Amount	Effective Interest Rate	Term (In Months)
17,239,441	4.650%	28
4,020,800		
2,479,600		
23,739,841		
23,739,841		
0		

inty

Amort. (Years)	Annual Debt Service in Year One	Loan Type
40	650,298	Amortizing
15		Cash Flow

<u>Check</u>	<u>+ / -</u>	<u>TC Equity</u>
0,477	0.50	<u>% of TDC</u>
,765	0.40	35%
		21%
		<hr/> 56%

DCA COMMENTS - DCA USE ONLY

PART FOUR - USES OF FUNDS - 2017-0 Jefferson Grove, Newnan, Coweta County

I. DEVELOPMENT BUDGET

			TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
PRE-DEVELOPMENT COSTS							
Property Appraisal			6,500	6,500			
Market Study			8,500	8,500			
Environmental Report(s)			25,000	25,000			
Soil Borings			10,000	10,000			
Boundary and Topographical Survey			20,000	20,000			
Zoning/Site Plan Fees			25,000	25,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>							
Other: << Enter description here; provide detail & justification in tab Part IV-b >>							
Other: << Enter description here; provide detail & justification in tab Part IV-b >>							
			Subtotal	95,000	95,000	-	-
ACQUISITION							
Land			900,000				900,000
Site Demolition			75,000				75,000
Acquisition Legal Fees (if existing structures)							
Existing Structures							
			Subtotal	975,000	-	-	975,000
LAND IMPROVEMENTS							
Site Construction (On-site)	Per acre:	116,675	2,400,000	2,400,000			
Site Construction (Off-site)							
			Subtotal	2,400,000	-	-	-
STRUCTURES							
Residential Structures - New Construction			13,600,000	13,600,000			
Residential Structures - Rehab							
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - New Constr							
Accessory Structures (ie. community bldg, maintenance bldg, etc.) - Rehab							
			Subtotal	13,600,000	-	-	-
CONTRACTOR SERVICES							
		DCA Limit	14.000%				
Builder Profit:	6.000%	960,000	6.000%	960,000	960,000		
Builder Overhead	2.000%	320,000	2.000%	320,000	320,000		
General Requirements*	6.000%	960,000	6.000%	960,000	960,000		
*See QAP: General Requirements policy	14.000%	2,240,000					
			Subtotal	2,240,000	-	-	-
OTHER CONSTRUCTION HARD COSTS (Non-GC work scope items done by Owner)							
Other: << Enter description here; provide detail & justification in tab Part IV-b >>							
Total Construction Hard Costs			114,000.00	114,000.00			102.63
			18,240,000.00	105.18	105.18		per total sq ft
CONSTRUCTION CONTINGENCY							
Construction Contingency	May exceed limit!	5.00%	912,000	912,000			

PART FOUR - USES OF FUNDS - 2017-0 Jefferson Grove, Newnan, Coweta County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
CONSTRUCTION PERIOD FINANCING					
Bridge Loan Fee	-				
Bridge Loan Interest	-				
Construction Loan Fee	200,000				200,000
Construction Loan Interest	1,616,458	983,125			633,333
Construction Legal Fees	30,000	30,000			
Construction Period Inspection Fees	16,000	10,000			6,000
Construction Period Real Estate Tax	58,500	58,500			
Construction Insurance	150,000	100,000			
Title and Recording Fees	50,000	51,350			
Payment and Performance bonds	-				
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	2,120,958	1,232,975	-	-	839,333
PROFESSIONAL SERVICES					
Architectural Fee - Design	760,000	760,000			
Architectural Fee - Supervision	-				
Green Building Consultant Fee Max: 20,000	-				
Green Building Program Certification Fee (LEED or Earthcraft)	-				
Accessibility Inspections and Plan Review	20,000	20,000			
Construction Materials Testing	-				
Engineering	200,000	200,000			
Real Estate Attorney	80,000	80,000			
Accounting	50,000	50,000			
As-Built Survey	30,000	30,000			
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	1,140,000	1,140,000	-	-	-
LOCAL GOVERNMENT FEES					
Building Permits	1,000,000	1,000,000			
Impact Fees	-				
Water Tap Fees	-				
Sewer Tap Fees	-				
Subtotal	1,000,000	1,000,000	-	-	-
PERMANENT FINANCING FEES					
Permanent Loan Fees	250,000				250,000
Permanent Loan Legal Fees	60,000				60,000
Title and Recording Fees	102,804				51,350
Bond Issuance Premium	-				-
Cost of Issuance / Underwriter's Discount	20,000				20,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	432,804				381,350

PART FOUR - USES OF FUNDS - 2017-0 Jefferson Grove, Newnan, Coweta County

I. DEVELOPMENT BUDGET *(cont'd)*

	TOTAL COST	New Construction Basis	Acquisition Basis	Rehabilitation Basis	Amortizable or Non-Depreciable Basis
DCA-RELATED COSTS					
DCA HOME Loan Pre-Application Fee (\$1000 FP/JV, \$500 NP)	-				-
Tax Credit Application Fee (\$6500 ForProf/JntVent, \$5500 NonProf)	6,500				6,500
DCA Waiver and Pre-approval Fees	-				-
LIHTC Allocation Processing Fee	84,383				84,383
LIHTC Compliance Monitoring Fee	128,000				128,000
DCA HOME Front End Analysis Fee (when ID of Interest; \$3000)	-				-
DCA Final Inspection Fee (Tax Credit only - no HOME; \$3000)	3,000				3,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	221,883				221,883
EQUITY COSTS					
Partnership Organization Fees	5,000				5,000
Tax Credit Legal Opinion	15,000				10,000
Syndicator Legal Fees	75,000				60,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	95,000				75,000
DEVELOPER'S FEE					
Developer's Overhead	0.000%				
Consultant's Fee	0.000%				
Guarantor Fees	0.000%				
Developer's Profit	100.000%	2,500,000	2,500,000		
Subtotal	2,500,000	2,500,000			
START-UP AND RESERVES					
Marketing	75,000				60,000
Rent-Up Reserves	182,218				182,218
Operating Deficit Reserve:	689,586				689,586
Replacement Reserve	40,000				40,000
Furniture, Fixtures and Equipment	Proposed Avg Per Unit: 450				60,000
Other: << Enter description here; provide detail & justification in tab Part IV-b >>					
Subtotal	1,058,804				1,031,804
OTHER COSTS					
Relocation	-				
Other: Miscellaneous	10,000				10,000
Subtotal	10,000				10,000
TOTAL DEVELOPMENT COST (TDC)	28,801,449	25,119,975			3,534,370
Average TDC Per:	Unit:	180,009.06	Square Foot:	162.05	

II. TAX CREDIT CALCULATION - BASIS METHOD

	New Construction Basis	4% Acquisition Basis	Rehabilitation Basis
Subtractions From Eligible Basis			
Amount of federal grant(s) used to finance qualifying development costs	0		
Amount of nonqualified nonrecourse financing	0		
Costs of Nonqualifying units of higher quality	0		
Nonqualifying excess portion of higher quality units	0		
Historic Tax Credits (Residential Portion Only)	0		
Other: <Enter detailed description here; use Comments section if needed>			
Total Subtractions From Basis:	0		0
Eligible Basis Calculation			
Total Basis	25,119,975	0	0
Less Total Subtractions From Basis (see above)	0		0
Total Eligible Basis	25,119,975	0	0
Eligible Basis Adjustment (DDA/QCT Location or State Designated Boost)	Type: DDA/QCT 130.00%		
Adjusted Eligible Basis	32,655,968	0	0
Multiply Adjusted Eligible Basis by Applicable Fraction	100.00%	100.00%	100.00%
Qualified Basis	32,655,968	0	0
Multiply Qualified Basis by Applicable Credit Percentage	3.23%		
Maximum Tax Credit Amount	1,054,788	0	0
Total Basis Method Tax Credit Calculation		1,054,788	

III. TAX CREDIT CALCULATION - GAP METHOD

Equity Gap Calculation			
Project Cost Limit (PCL) - Explain in Comments if Applicant's PCL calculation > QAP PCL.	35,729,832	If TDC > QAP Total PCL, provide amount of funding from foundation or charitable organization to cover the cost exceeding the PCL:	
Total Development Cost (TDC, PCL, or TDC less Foundation Funding; explain in Comments if TDC > PCL)	28,801,449	If proposed project has Historic Designation, indicate below (Y/N):	
Subtract Non-LIHTC (excluding deferred fee) Source of Funds	11,800,000	Funding Amount	0
Equity Gap	17,001,449	Hist Desig	No
Divide Equity Gap by 10	/ 10		
Annual Equity Required	1,700,145	Federal	0.9500
Enter Final Federal and State Equity Factors (not including GP contribution)	1.5300	State	0.5800
Total Gap Method Tax Credit Calculation	1,111,206	=	

PART FOUR - USES OF FUNDS - 2017-0 Jefferson Grove, Newnan, Coweta County

TAX CREDIT PROJECT MAXIMUM - Lower of Basis Method, Gap Method or DCA Limit:

1,054,788

TAX CREDIT REQUEST - Cannot exceed Tax Credit Project Maximum, but may be lower:

1,054,787

IV. TAX CREDIT ALLOCATION - Lower of Tax Credit Request and Tax Credit Project Maximum

1,054,787

PART FOUR - USES OF FUNDS - 2017-0 Jefferson Grove, Newnan, Coweta County

V. APPLICANT COMMENTS AND CLARIFICATIONS

VI. DCA COMMENTS - DCA USE ONLY

Hard cost are determined by using historical cost data for like LDG developments

PART FOUR (b) - OTHER COSTS - 2017-0 - Jefferson Grove - Newnan - Coweta, County

DCA requires the Applicant provide a narrative for all "Other" development costs listed on Part IV-Uses of Funds. For any amounts shown below the Applicant needs to provide an explanation of the cost incurred by the development. The narrative should be a brief description for DCA intended to justify its inclusion as a valid development cost. Further, if the "Other" cost is included into eligible basis, a second narrative is required describing its justification into tax credit basis. Expand row size as needed to show text.

DEVELOPMENT COST SCHEDULE Section Name Section's Other Line Item	Description/Nature of Cost	Basis Justification
PRE-DEVELOPMENT COSTS << Enter description here; provide detail & justification in tab Part IV-b >> Total Cost: <input type="text" value="-"/> Total Basis: <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost: <input type="text" value="-"/> Total Basis: <input type="text" value="-"/>		
<< Enter description here; provide detail & justification in tab Part IV-b >> Total Cost: <input type="text" value="-"/> Total Basis: <input type="text" value="-"/>		

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost	Basis Justification
----------------------------	---------------------

OTHER CONSTRUCTION HARD COSTS

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost: Total Basis:

CONSTRUCTION PERIOD FINANCING

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost: Total Basis:

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost: Total Basis:

PROFESSIONAL SERVICES

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost: Total Basis:

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost	Basis Justification
----------------------------	---------------------

PERMANENT FINANCING FEES

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost:

DCA-RELATED COSTS

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost:

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost:

EQUITY COSTS

<< Enter description here; provide detail & justification in tab Part IV-b >>

Total Cost:

DEVELOPMENT COST SCHEDULE

Section Name
Section's Other Line Item

Description/Nature of Cost	Basis Justification
----------------------------	---------------------

START-UP AND RESERVES

<< Enter description here, provide detail & justification in tab Part IV-b >>

--

--

Total Cost: Total Basis:

OTHER COSTS

Miscellaneous

--

--

Total Cost: Total Basis:

PART FIVE - UTILITY ALLOWANCES - 2017-0 Jefferson Grove, Newnan, Coweta County

DCA Utility Region for project: North

Note: Elderly allowances cannot be used except at properties that have 100% HUD PBRA and satisfy the DCA definition of "elderly"

I. UTILITY ALLOWANCE SCHEDULE #1

Source of Utility Allowances
Date of Utility Allowances

Georgia Department of Community Affairs Northern Region UA's	
January 1, 2017	Structure 3+ Story

Paid By (check one)
Tenant Owner

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)			
		Tenant	Owner		1	2	3	4
Heat	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25	25	30	36	
Cooking	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9	9	11	12	
Hot Water	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15	15	22	34	
Air Conditioning	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9	9	11	15	
Range/Microwave	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0	0	0	0	
Refrigerator	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0	0	0	0	
Other Electric	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	40	40	44	48	
Water & Sewer	Submetered*? <input type="checkbox"/> Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	0	0	0	
Refuse Collection		<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	0	0	0	
Total Utility Allowance by Unit Size				0	98	118	145	0

II. UTILITY ALLOWANCE SCHEDULE #2

Source of Utility Allowances
Date of Utility Allowances

	Structure

Paid By (check one)
Tenant Owner

Tenant-Paid Utility Allowances by Unit Size (# Bdrms)

Utility	Fuel	Paid By (check one)		Efficiency	Tenant-Paid Utility Allowances by Unit Size (# Bdrms)			
		Tenant	Owner		1	2	3	4
Heat	<<Select Fuel >>	<input type="checkbox"/>	<input type="checkbox"/>					
Cooking	<<Select Fuel >>	<input type="checkbox"/>	<input type="checkbox"/>					
Hot Water	<<Select Fuel >>	<input type="checkbox"/>	<input type="checkbox"/>					
Air Conditioning	Electric	<input type="checkbox"/>	<input type="checkbox"/>					
Range/Microwave	Electric	<input type="checkbox"/>	<input type="checkbox"/>					
Refrigerator	Electric	<input type="checkbox"/>	<input type="checkbox"/>					
Other Electric	Electric	<input type="checkbox"/>	<input type="checkbox"/>					
Water & Sewer	Submetered*? <input type="checkbox"/> <Select>	<input type="checkbox"/>	<input type="checkbox"/>					
Refuse Collection		<input type="checkbox"/>	<input type="checkbox"/>					
Total Utility Allowance by Unit Size				0	0	0	0	0

*New Construction units MUST be sub-metered.

APPLICANT COMMENTS AND CLARIFICATIONS

Owner will pay sewer, water and trash. Tenant will be responsible for all remaining utilities.

DCA COMMENTS

II. UNIT SUMMARY

Units:			Efficiency	1BR	2BR	3BR	4BR	Total	
Low-Income		60% AMI	0	24	72	64	0	160	(Includes inc-restr mgr units)
		50% AMI	0	0	0	0	0	0	
		Total	0	24	72	64	0	160	
Unrestricted Total Residential			0	24	72	64	0	160	(no rent charged)
		Common Space	0	0	0	0	0	0	
		Total	0	24	72	64	0	160	
PBRA-Assisted (included in LI above)		60% AMI	0	0	0	0	0	0	
		50% AMI	0	0	0	0	0	0	
		Total	0	0	0	0	0	0	
PHA Operating Subsidy- Assisted (included in LI above)		60% AMI	0	0	0	0	0	0	
		50% AMI	0	0	0	0	0	0	
		Total	0	0	0	0	0	0	
Type of Construction Activity	New Construction	Low Inc	0	24	72	64	0	160	
		Unrestricted	0	0	0	0	0	0	
		Total + CS	0	24	72	64	0	160	
Acq/Rehab	Low Inc	0	0	0	0	0	0	0	
	Unrestricted	0	0	0	0	0	0	0	
	Total + CS	0	0	0	0	0	0	0	
Substantial Rehab Only	Low Inc	0	0	0	0	0	0	0	
	Unrestricted	0	0	0	0	0	0	0	
	Total + CS	0	0	0	0	0	0	0	
Adaptive Reuse Historic Adaptive Reuse			0	0	0	0	0	0	
			0	0	0	0	0	0	
Historic			0	0	0	0	0	0	
			0	0	0	0	0	0	
			0	0	0	0	0	0	
Building Type: (for Utility Allowance and other purposes)	Multifamily	1-Story	0	24	72	64	0	160	
		Historic	0	0	0	0	0	0	
		2-Story	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
		2-Story Wlkp	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
	3+-Story	3+-Story	0	24	72	64	0	160	
		Historic	0	0	0	0	0	0	
	SF Detached	Historic	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
	Townhome	Historic	0	0	0	0	0	0	
		Historic	0	0	0	0	0	0	
Duplex	Historic	0	0	0	0	0	0		
	Historic	0	0	0	0	0	0		
Manufactured home	Historic	0	0	0	0	0	0		
	Historic	0	0	0	0	0	0		

Building Type: Detached / SemiDetached
 (for **Cost Limit** purposes)
 Row House
 Walkup
 Elevator

Historic
 Historic
 Historic
 Historic

0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	24	72	64	0	160
0	0	0	0	0	0

Unit Square Footage:

Low Income

60% AMI
 50% AMI
 Total

0	20,400	77,184	75,840	0	173,424
0	0	0	0	0	0
0	20,400	77,184	75,840	0	173,424
0	0	0	0	0	0
0	20,400	77,184	75,840	0	173,424
0	0	0	0	0	0
0	20,400	77,184	75,840	0	173,424

Unrestricted
 Total Residential
 Common Space
 Total

III. ANCILLARY AND OTHER INCOME (annual amounts)

Ancillary Income

32,659

Laundry, vending, app fees, etc. **Actual pct of PGI:**

2.00%

Other Income (OI) by Year:

Included in Mgt Fee:

Operating Subsidy

Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement

Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

Operating Subsidy

Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement

Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

Operating Subsidy

Other:										
Total OI in Mgt Fee	-	-	-	-	-	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement

Other:										
Total OI NOT in Mgt Fee	-	-	-	-	-	-	-	-	-	-

Included in Mgt Fee:

Operating Subsidy

Other:					
Total OI in Mgt Fee	-	-	-	-	-

NOT Included in Mgt Fee:

Property Tax Abatement

Other:					
Total OI NOT in Mgt Fee	-	-	-	-	-

IV. ANNUAL OPERATING EXPENSE BUDGET

On-Site Staff Costs

Management Salaries & Benefits	66,667
Maintenance Salaries & Benefits	62,333
Support Services Salaries & Benefits	5,000
Other (describe here)	10,000
Subtotal	144,000

On-Site Office Costs

Office Supplies & Postage	5,000
Telephone	3,000
Travel	5,000
Leased Furniture / Equipment	0
Activities Supplies / Overhead Cost	5,000
Other (describe here)	
Subtotal	18,000

Maintenance Expenses

Contracted Repairs	11,500
General Repairs	11,000
Grounds Maintenance	13,000
Extermination	12,500
Maintenance Supplies	12,500
Elevator Maintenance	
Redecorating	0
Other (describe here)	10,000
Subtotal	70,500

On-Site Security

Contracted Guard	0
Electronic Alarm System	5,200
Subtotal	5,200

Professional Services

Legal	10,000
Accounting	10,000
Advertising	12,000
Miscellaneous	25,000
Subtotal	57,000

Utilities

(Avg\$/mth/unit)		
Electricity	26	50,000
Natural Gas	0	0
Water&Swr	26	50,000
Trash Collection		7,500
Other (describe here)		0
Subtotal		107,500

Taxes and Insurance

Real Estate Taxes (Gross)*	208,000
Insurance**	56,000
Other (describe here)	
Subtotal	264,000

Management Fee:

	62,673
421.19	Average per unit per year
35.10	Average per unit per month
(Mgt Fee - see Pro Forma, Sect 1, Operating Assumptions)	

TOTAL OPERATING EXPENSES

	728,873
Average per unit	4,555.46
Total OE Required	640,000

Replacement Reserve (RR)

	40,000
Proposed average RR/unit amount:	250

Minimum Replacement Reserve Calculation

Unit Type	Units x RR Min	Total by Type
Multifamily		
Rehab	0 units x \$350 =	0
New Constr	160 units x \$250 =	40,000
SF or Duplex	0 units x \$420 =	0
Historic Rhb	0 units x \$420 =	0
Totals	160	40,000

TOTAL ANNUAL EXPENSES

	768,873
--	----------------

V. APPLICANT COMMENTS AND CLARIFICATIONS

*To all Applicants: Real estate taxes shown in Operating Budget should be prior to any tax abatement. In addition to your other comments, please provide methodology for determining real estate tax calculation. **Letter from Kimley-Horne as part of "Community Impact Study" provided in Feasibility Folder
 **To all Applicants: in addition to your other comments, please provide methodology for insurance calculation. **Letter from Insurance Provider provided in Feasibility Folder

VI. DCA COMMENTS

PART SEVEN - OPERATING PRO FORMA - 2017-0 Jefferson Grove, Newnan, Coweta County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note:

Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	18,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.05%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	62,673
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	1	2	3	4	5	6	7	8	9	10
Revenues	1,632,960	1,665,619	1,698,932	1,732,910	1,767,568	1,802,920	1,838,978	1,875,758	1,913,273	1,951,538
Ancillary Income	32,659	33,312	33,979	34,658	35,351	36,058	36,780	37,515	38,265	39,031
Vacancy	(116,593)	(118,925)	(121,304)	(123,730)	(126,204)	(128,728)	(131,303)	(133,929)	(136,608)	(139,340)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(666,200)	(686,186)	(706,772)	(727,975)	(749,814)	(772,308)	(795,478)	(819,342)	(843,922)	(869,240)
Property Mgmt	(62,673)	(64,553)	(66,490)	(68,484)	(70,539)	(72,655)	(74,835)	(77,080)	(79,392)	(81,774)
Reserves	(40,000)	(41,200)	(42,436)	(43,709)	(45,020)	(46,371)	(47,762)	(49,195)	(50,671)	(52,191)
NOI	780,153	788,067	795,909	803,671	811,342	818,915	826,380	833,727	840,946	848,024
Mortgage A	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)
Cash Flow	111,855	119,769	127,611	135,373	143,044	150,617	158,082	165,429	172,647	179,726
DCR Mortgage A	1.20	1.21	1.22	1.24	1.25	1.26	1.27	1.28	1.29	1.30
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.20	1.21	1.22	1.24	1.25	1.26	1.27	1.28	1.29	1.30
Oper Exp Coverage Ratio	2.01	2.00	1.98	1.96	1.94	1.92	1.90	1.88	1.86	1.85
Mortgage A Balance	11,696,208	11,587,486	11,473,599	11,354,302	11,229,338	11,098,438	10,961,319	10,817,687	10,667,231	10,509,629
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Jefferson Grove, Newnan, Coweta County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note:

Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	18,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.05%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	62,673
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	11	12	13	14	15	16	17	18	19	20
Revenues	1,990,569	2,030,381	2,070,988	2,112,408	2,154,656	2,197,749	2,241,704	2,286,538	2,332,269	2,378,914
Ancillary Income	39,811	40,608	41,420	42,248	43,093	43,955	44,834	45,731	46,645	47,578
Vacancy	(142,127)	(144,969)	(147,869)	(150,826)	(153,842)	(156,919)	(160,058)	(163,259)	(166,524)	(169,854)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(895,317)	(922,177)	(949,842)	(978,337)	(1,007,687)	(1,037,918)	(1,069,055)	(1,101,127)	(1,134,161)	(1,168,186)
Property Mgmt	(84,227)	(86,754)	(89,357)	(92,037)	(94,799)	(97,642)	(100,572)	(103,589)	(106,697)	(109,897)
Reserves	(53,757)	(55,369)	(57,030)	(58,741)	(60,504)	(62,319)	(64,188)	(66,114)	(68,097)	(70,140)
NOI	854,953	861,719	868,310	874,715	880,917	886,906	892,665	898,180	903,435	908,415
Mortgage A	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)
Cash Flow	186,655	193,421	200,012	206,416	212,619	218,608	224,367	229,882	235,137	240,117
DCR Mortgage A	1.31	1.33	1.34	1.35	1.35	1.36	1.37	1.38	1.39	1.40
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.31	1.33	1.34	1.35	1.35	1.36	1.37	1.38	1.39	1.40
Oper Exp Coverage Ratio	1.83	1.81	1.79	1.77	1.76	1.74	1.72	1.71	1.69	1.67
Mortgage A Balance	10,344,539	10,171,607	9,990,461	9,800,709	9,601,943	9,393,735	9,175,636	8,947,177	8,707,864	8,457,184
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Jefferson Grove, Newnan, Coweta County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note:

Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	18,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.05%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	62,673
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	21	22	23	24	25	26	27	28	29	30
Revenues	2,426,493	2,475,023	2,524,523	2,575,013	2,626,514	2,679,044	2,732,625	2,787,277	2,843,023	2,899,883
Ancillary Income	48,530	49,500	50,490	51,500	52,530	53,581	54,652	55,746	56,860	57,998
Vacancy	(173,252)	(176,717)	(180,251)	(183,856)	(187,533)	(191,284)	(195,109)	(199,012)	(202,992)	(207,052)
Other Income (OI)	-	-	-	-	-	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-	-	-	-	-	-
Expenses less Mgt Fee	(1,203,231)	(1,239,328)	(1,276,508)	(1,314,803)	(1,354,247)	(1,394,875)	(1,436,721)	(1,479,823)	(1,524,217)	(1,569,944)
Property Mgmt	(113,194)	(116,590)	(120,088)	(123,691)	(127,401)	(131,223)	(135,160)	(139,215)	(143,391)	(147,693)
Reserves	(72,244)	(74,412)	(76,644)	(78,943)	(81,312)	(83,751)	(86,264)	(88,852)	(91,517)	(94,263)
NOI	913,101	917,476	921,522	925,220	928,551	931,492	934,023	936,122	937,766	938,930
Mortgage A	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)
Mortgage B	-	-	-	-	-	-	-	-	-	-
Mortgage C	-	-	-	-	-	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-	-	-	-	-	-
Asset Mgmt	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)
Cash Flow	244,803	249,178	253,224	256,922	260,253	263,194	265,725	267,824	269,468	270,632
DCR Mortgage A	1.40	1.41	1.42	1.42	1.43	1.43	1.44	1.44	1.44	1.44
DCR Mortgage B										
DCR Mortgage C										
DCR Other Source										
Total DCR	1.40	1.41	1.42	1.42	1.43	1.43	1.44	1.44	1.44	1.44
Oper Exp Coverage Ratio	1.66	1.64	1.63	1.61	1.59	1.58	1.56	1.55	1.53	1.52
Mortgage A Balance	8,194,596	7,919,533	7,631,404	7,329,587	7,013,433	6,682,261	6,335,356	5,971,973	5,591,327	5,192,598
Mortgage B Balance										
Mortgage C Balance										
Other Source Balance										

PART SEVEN - OPERATING PRO FORMA - 2017-0 Jefferson Grove, Newnan, Coweta County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note:

Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	18,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.05%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	62,673
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

Year	31	32	33	34	35
Revenues	2,957,881	3,017,039	3,077,379	3,138,927	3,201,706
Ancillary Income	59,158	60,341	61,548	62,779	64,034
Vacancy	(211,193)	(215,417)	(219,725)	(224,119)	(228,602)
Other Income (OI)	-	-	-	-	-
OI Not Subject to Mgt Fee	-	-	-	-	-
Expenses less Mgt Fee	(1,617,042)	(1,665,554)	(1,715,520)	(1,766,986)	(1,819,995)
Property Mgmt	(152,124)	(156,688)	(161,388)	(166,230)	(171,217)
Reserves	(97,090)	(100,003)	(103,003)	(106,093)	(109,276)
NOI	939,589	939,718	939,291	938,277	936,649
Mortgage A	(650,298)	(650,298)	(650,298)	(650,298)	(650,298)
Mortgage B	-	-	-	-	-
Mortgage C	-	-	-	-	-
D/S Other Source, not DDF	-	-	-	-	-
DCA HOME Cash Resrv.	-	-	-	-	-
Asset Mgmt	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)
Cash Flow	271,291	271,420	270,993	269,979	268,351
DCR Mortgage A	1.44	1.45	1.44	1.44	1.44
DCR Mortgage B					
DCR Mortgage C					
DCR Other Source					
Total DCR	1.44	1.45	1.44	1.44	1.44
Oper Exp Coverage Ratio	1.50	1.49	1.47	1.46	1.45
Mortgage A Balance	4,774,929	4,337,419	3,879,125	3,399,061	2,896,191
Mortgage B Balance					
Mortgage C Balance					
Other Source Balance					

PART SEVEN - OPERATING PRO FORMA - 2017-0 Jefferson Grove, Newnan, Coweta County

I. OPERATING ASSUMPTIONS

Revenue Growth	2.00%
Expense Growth	3.00%
Reserves Growth	3.00%
Vacancy & Collection Loss	7.00%
Ancillary Income Limit	2.00%

Please Note: Green-shaded cells are unlocked for your use and contain references/formulas that may be overwritten if needed.

Asset Management Fee Amount (include total charged by all lenders/investors)	18,000	Yr 1 Asset Mgt Fee Percentage of EGI:	-1.16%
Property Mgt Fee Growth Rate (choose one):		Yr 1 Prop Mgt Fee Percentage of EGI:	4.05%
Expense Growth Rate (3.00%)	Yes	--> If Yes, indicate Yr 1 Mgt Fee Amt:	62,673
Percent of Effective Gross Income	No	--> If Yes, indicate actual percentage:	

II. OPERATING PRO FORMA

III. Applicant Comments & Clarifications

IV. DCA Comments

APPLICANTS: Explain any any debt service payment amounts that deviate from the amount shown in Permanent Sources (Part III)

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PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response | **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

DCA's Overall Comments / Approval Conditions:

1.)
2.)
3.)
4.)
5.)
6.)
7.)
8.)
9.)
10.)
11.)
12.)
13.)
14.)
15.)
16.)
17.)
18.)
19.)
20.)

1 PROJECT FEASIBILITY, VIABILITY ANALYSIS, AND CONFORMANCE WITH PLAN

Pass?

Threshold Justification per Applicant

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response **DCA USE**

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

2 COST LIMITS

NOTE: Unit counts are linked to Rent Chart in Part VI Revenues & Expenses
Tab: Cost Limit Per Unit totals by unit type are auto-calculated.

	Unit Type	Nbr Units	New Construction and Acquisition/Rehabilitation		Nbr Units	Historic Rehab or Transit-Oriented Devlpmt qualifying for Historic Preservation or TOD pt(s)	
			Unit Cost Limit total by Unit Type			Unit Cost Limit total by Unit Type	
Detached/semi-Detached	Efficiency	0	139,407 x 0 units =	0	0	153,347 x 0 units =	0
	1 BR	0	182,430 x 0 units =	0	0	200,673 x 0 units =	0
	2 BR	0	221,255 x 0 units =	0	0	243,380 x 0 units =	0
	3 BR	0	270,488 x 0 units =	0	0	297,536 x 0 units =	0
	4 BR	0	318,270 x 0 units =	0	0	350,097 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Row House	Efficiency	0	130,931 x 0 units =	0	0	144,024 x 0 units =	0
	1 BR	0	171,658 x 0 units =	0	0	188,823 x 0 units =	0
	2 BR	0	208,792 x 0 units =	0	0	229,671 x 0 units =	0
	3 BR	0	256,678 x 0 units =	0	0	282,345 x 0 units =	0
	4 BR	0	304,763 x 0 units =	0	0	335,239 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Walkup	Efficiency	0	108,868 x 0 units =	0	0	119,754 x 0 units =	0
	1 BR	0	150,379 x 0 units =	0	0	165,416 x 0 units =	0
	2 BR	0	190,725 x 0 units =	0	0	209,797 x 0 units =	0
	3 BR	0	249,057 x 0 units =	0	0	273,962 x 0 units =	0
	4 BR	0	310,346 x 0 units =	0	0	341,380 x 0 units =	0
	<i>Subtotal</i>	<i>0</i>		<i>0</i>	<i>0</i>		<i>0</i>
Elevator	Efficiency	0	112,784 x 0 units =	0	0	124,062 x 0 units =	0
	1 BR	24	157,897 x 24 units =	3,789,528	0	173,686 x 0 units =	0
	2 BR	72	203,010 x 72 units =	14,616,720	0	223,311 x 0 units =	0
	3 BR	64	270,681 x 64 units =	17,323,584	0	297,749 x 0 units =	0
	4 BR	0	338,351 x 0 units =	0	0	372,186 x 0 units =	0
	<i>Subtotal</i>	<i>160</i>		<i>35,729,832</i>	<i>0</i>		<i>0</i>
Total Per Construction Type		160		35,729,832	0		0

Pass?

Is this Criterion met?

MSA for Cost Limit purposes:

Atlanta

Total Development Costs:

28,801,449

Cost Waiver Amount:

0

Historic Preservation Pts

0

Community Transp Opt Pts

0

Project Cost Limit (PCL)

35,729,832

Note: if a PUOL Waiver has been approved by DCA, that amount would supercede the amounts shown at left.

Threshold Justification per Applicant

DCA's Comments:

3 TENANCY CHARACTERISTICS

This project is designated as:

Family

Pass?

Threshold Justification per Applicant

DCA's Comments:

Jefferson Family is a proposed family tenancy development that will provide units to those families at 60% AMI

4 REQUIRED SERVICES

Pass?

A. Applicant certifies that they will designate the specific services and meet the additional policies related to services. **Does Applicant agree?**
 B. Specify at least 2 basic ongoing services from at least 2 categories below for Family projects, or at least 4 basic ongoing services from at least 3 categories below for Senior projects:

- 1) Social & recreational programs planned & overseen by project mgr Specify: **semi-monthly birthday parties**
- 2) On-site enrichment classes Specify: **computer classes, resume building**
- 3) On-site health classes Specify: **aerobic training/health classes**
- 4) Other services approved by DCA Specify:

C. For applications for rehabilitation of existing congregate supportive housing developments:

Name of behavioral health agency, continuum of care or service provider for which MOU is included: C.

Threshold Justification per Applicant

DCA's Comments:

More information on tenant services upon request

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

5 MARKET FEASIBILITY

- A. Provide the name of the market study analyst used by applicant:
- B. Project absorption period to reach stabilized occupancy
- C. Overall Market Occupancy Rate
- D. Overall capture rate for tax credit units

A.	Vogt Strategic Insights		
B.	8-10 months		
C.	95-99%		
D.	20.50%		

E. List DCA tax credit projects in close proximity to properties funded in 2014 or 2015. Include DCA project number and project name in each case.

Project Nbr	Project Name	Project Nbr	Project Name	Project Nbr	Project Name
1	2014-021 Wisteria Place I (HFOP)	3		5	
2	2015-011 Foxworth Forest (Rehab approx 4 miles)	4		6	

F. Does the unit mix/rents and amenities included in the application match those provided in the market study?

F.	Yes		
----	-----	--	--

Threshold Justification per Applicant

Rehab (no new units on-line) and HFOP (different tenancy) are only developments from 2014 and 2015 in Newnan.

DCA's Comments:

6 APPRAISALS

- A. Is there is an identity of interest between the buyer and seller of the project?
- B. Is an appraisal included in this application submission?
If an appraisal is included, indicate Appraiser's Name and answer the following questions:

Appraiser's Name: **Novogradac**

Pass?

A.	No		
B.	Yes		
1)	Yes		
2)	Yes		
3)	Yes		
4)			
C.	No		
D.			
1)	Yes		
2)	No		
3)	No		

- 1) Does it provide a land value?
- 2) Does it provide a value for the improvements?
- 3) Does the appraisal conform to USPAP standards?
- 4) For LIHTC projects involving DCA HOME funds, does the total hard cost of the project exceed 90% of the as completed unencumbered appraised value of the property?
- C. If an identity of interest exists between the buyer and seller, did the seller purchase this property within the past three (3) years?
- D. Has the property been:
 - 1) Rezoned?
 - 2) Subdivided?
 - 3) Modified?

Threshold Justification per Applicant

No owner/purchaser conflict of interest, however, Appraisal is included per 4% application requirements; The property was zoned "RML-8_Residential MultiFamily) in 2006 with a density condition of 3 DU/acre. The density requirement was lifted per a full rezoning cycle in Newnan. Unanimously approved by Planning Commission and City Council; No HOME funds requested

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response	DCA USE
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Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

FINAL THRESHOLD DETERMINATION (DCA Use Only)

7 ENVIRONMENTAL REQUIREMENTS

Pass?

--

- A. Name of Company that prepared the Phase I Assessment in accordance with ASTM 1527-13:
- B. Is a Phase II Environmental Report included?
- C. Was a Noise Assessment performed?
 - 1) If "Yes", name of company that prepared the noise assessment?
 - 2) If "Yes", provide the maximum noise level on site in decibels over the 10 year projection:
 - 3) If "Yes", what are the contributing factors in decreasing order of magnitude?

A. Geotechnical and Environmental Consultants (GEC)		
B.		
C. Yes		
1) Geotechnical and Environmental Consultants (GEC)		
2) < 65DNL		

D. Is the subject property located in a:
Roadway, Aircraft, Railway

- 1) Brownfield?
- 2) 100 year flood plain / floodway?
 - If "Yes":
 - a) Percentage of site that is within a floodplain:
 - b) Will any development occur in the floodplain?
 - c) Is documentation provided as per Threshold criteria?
- 3) Wetlands?
 - If "Yes":
 - a) Enter the percentage of the site that is a wetlands:
 - b) Will any development occur in the wetlands?
 - c) Is documentation provided as per Threshold criteria?
- 4) State Waters/Streams/Buffers and Setbacks area?

D.		
1) No		
2) Yes		
a) 35.000%		
b) No		
c) Yes		
3) No		
a) No		
b) No		
c) No		
4) Yes		

E. Has the Environmental Professional identified any of the following on the subject property:

- 1) Lead-based paint?

No	
Yes	
- 2) Noise?

No	
Yes	
- 3) Water leaks?

No	
Yes	
- 4) Lead in water?

No	
Yes	
- 5) Endangered species?

No	
Yes	
- 6) Historic designation?

No	
Yes	
- 7) Vapor intrusion?

No	
Yes	
- 8) Asbestos-containing materials?

No	
Yes	

- 9) Mold?

No	
Yes	
- 10) PCB's?

No	
Yes	
- 11) Radon?

No	
Yes	

12) Other (e.g., Native American burial grounds, etc.) - describe in box below:

None

F. Is all additional environmental documentation required for a HOME application included, such as:

- 1) Eight-Step Process for Wetlands and/or Floodplains required and included?
- 2) Has Applicant/PE completed the HOME and HUD Environmental Questionnaire?
- 3) Owner agrees that they must refrain from undertaking any activities that could have an adverse effect on the subject property?

1)		
2)		
3)		
G.		

G. If HUD approval has been previously granted, has the HUD Form 4128 been included?

Projects involving HOME funds must also meet the following Site and Neighborhood Standards:

H. The Census Tract for the property is characterized as [Choose either *Minority concentration* (50% or more minority), *Racially mixed* (25% - 49% minority), or *Non-minority* (less than 25% minority)]:

H.

<<Select>>	<<Select>>
------------	------------

I. List all contiguous Census Tracts:

I.

--

J. Is Contract Addendum included in Application?

J.

--

Threshold Justification per Applicant

No HOME Funds are requested

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

8 SITE CONTROL

- A. Is site control provided through **November 30, 2017?**
- B. Form of site control:
- C. Name of Entity with site control:
- D. Is there any Identity of Interest between the entity with site control and the applicant?

Expiration Date:

3/21/18

Pass?

A.	Yes	
B.	Contract/Option	<<Select>>
C.	Realty Management Group, LLC	
D.	Yes	

Threshold Justification per Applicant

Chris Dischinger and Mark Lechner own 50% each of LDG Multifamily, LLC (Applicant) and Realty Management Group, LLC (entity with site control)

DCA's Comments:

9 SITE ACCESS

- A. Does this site provide a specified entrance that is legally accessible by paved roads and are the appropriate drawings, surveys, photographs and other documentation reflecting such paved roads included in the electronic application binder?
- B. If access roads are not in place, does the application contain documentation evidencing local government approval to pave the road, a commitment for funding, and the timetable for completion of such paved roads?
- C. If the road is going to be paved by the applicant, are these costs documented in the submitted electronic application binder and reflected in the development budget provided in the core application?
- D. If use of private drive proposed, is site control of private drive documented by proof of ownership or by a properly executed easement on private drive, and are the plans for paving private drive, including associated development costs, adequately addressed in Application?

Pass?

A.	Yes	
B.		
C.		
D.		

Threshold Justification per Applicant

DCA's Comments:

10 SITE ZONING

- A. Is Zoning in place at the time of this application submission?
- B. Does zoning of the development site conform to the site development plan?
- C. Is the zoning confirmed, in writing, by the authorized Local Government official?
 - If "Yes":
 - 1) Is this written confirmation included in the Application?
 - 2) Does the letter include the zoning *and* land use classification of the property?
 - 3) Is the letter accompanied by a clear explanation of the requirements (include a copy of the applicable sections of the zoning ordinance highlighted for the stated classification)?
 - 4) Is the letter accompanied by all conditions of these zoning and land use classifications?
 - 5) If project is requesting HOME or HUD funds, does Local Government official also comment on whether project will include development of prime or unique farmland?
- D. Is documentation provided (on the Architectural Site Conceptual Development Plan either graphically or in written form) that demonstrates that the site layout conforms to any moratoriums, density, setbacks or other requirements?
- E. Are all issues and questions surrounding the zoning and land use classification clearly defined prior to this application submission?

Pass?

A.	Yes	
B.	Yes	
C.	Yes	
1)	Yes	
2)		
3)	Yes	
4)	Yes	
5)		
D.		
E.	Yes	

Threshold Justification per Applicant

The property is properly zoned

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response **DCA USE**

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

FINAL THRESHOLD DETERMINATION (DCA Use Only)

11 OPERATING UTILITIES

A. Check applicable utilities and enter provider name:

- 1) Gas
- 2) Electric

NA
Newnan Utilities

Pass?

1)		
2)	Yes	

Electric is currently available to the site

DCA's Comments:

12 PUBLIC WATER/SANITARY SEWER/STORM SEWER

A. 1) Is there a Waiver Approval Letter From DCA included in this application for this criterion as it pertains to single-family detached Rural projects?
2) If Yes, is the waiver request accompanied by an engineering report confirming the availability of water and the percolation of the soil?

Pass?

A1)	No	
2)		
B1)	Yes	
2)	Yes	

B. Check all that are available to the site and enter provider name:

- 1) Public water
- 2) Public sewer

Newnan Utilities
Newnan Utilities

Threshold Justification per Applicant

Water and Sewer are currently available to the site

DCA's Comments:

13 REQUIRED AMENITIES

Is there a Pre-Approval Form from DCA included in this application for this criterion?

Pass?

A.	No	
	Agree	

A. Applicant agrees to provide following required Standard Site Amenities in conformance with DCA Amenities Guidebook (select one in each category):

- 1) Community area (select either community room or community building):
- 2) Exterior gathering area (if "Other", explain in box provided at right):
- 3) On site laundry type:

A1) Building
A2) Covered Porch if "Other", explain here
A3) On-site laundry

B. Applicant agrees to provide the following required Additional Site Amenities to conform with the DCA Amenities Guidebook.

Pass?

B.	Agree	
----	-------	--

The nbr of additional amenities required depends on the total unit count: 1-125 units = 2 amenities, 126+ units = 4 amenities

Additional Amenities

Additional Amenities (describe in space provided below) Guidebook Met? DCA Pre-approved?

Additional Amenities (describe below) Guidebook Met? DCA Pre-approved?

- 1) Equipped Walkng Path
- 2) Equipped Playground

- 3) Equipped Computer Center
- 4) Furnished Exercise/Fitness Center

C. Applicant agrees to provide the following required Unit Amenities:

Pass?

C.	Agree	
1)	Yes	
2)	Yes	
3)	Yes	
4)	Yes	
5)	Yes	
6a)	Yes	
6b)	No	
D.		
1)		
2)		
3a)		
3b)		

- 1) HVAC systems
- 2) Energy Star refrigerators
- 3) Energy Star dishwashers (not required in senior USDA or HUD properties)
- 4) Stoves
- 5) Microwave ovens
- 6) a. Powder-based stovetop fire suppression canisters installed above the range cook top, OR
b. Electronically controlled solid cover plates over stove top burners

D. If proposing a Senior project or Special Needs project, Applicant agrees to provide the following additional required Amenities:

- 1) Elevators are installed for access to all units above the ground floor.
- 2) Buildings more than two story construction have interior furnished gathering areas in several locations in the lobbies and/or corridors
- 3) a. 100% of the units are accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988
b. If No, was a DCA Architectural Standards waiver granted?

Threshold Justification per Applicant

On site lanudry is being provided along with washer and dryer hook-ups in each unit

DCA's Comments:

14 REHABILITATION STANDARDS (REHABILITATION PROJECTS ONLY)

A. Type of rehab (choose one):

A. <<Select>> <<Select>>

B. Date of Physical Needs Assessment (PNA):

B. _____

Name of consultant preparing PNA:

Is 20-year replacement reserve study included?

C. Performance Rpt indicates energy audit completed by qualified BPI Building Analyst?

C. _____

Name of qualified BPI Building Analyst or equivalent professional:

D. DCA's Rehabilitation Work Scope form is completed, included in PNA tab, and clearly indicates percentages of each item to be either "demoed" or replaced:

Pass?

D.		
1)		
2)		
3)		
4)		
E.		

- 1. All immediate needs identified in the PNA.
- 2. All application threshold and scoring requirements
- 3. All applicable architectural and accessibility standards.
- 4. All remediation issues identified in the Phase I Environmental Site Assessment.

E. Applicant understands that in addition to proposed work scope, the project must meet state and local building codes, DCA architectural requirements as set forth in the QAP and Manuals, and health and safety codes and requirements. **Applicant agrees?**

Threshold Justification per Applicant

Proposed is ground up new construction

DCA's Comments:

15 SITE INFORMATION AND CONCEPTUAL SITE DEVELOPMENT PLAN

A. Is Conceptual Site Development Plan included in application and has it been prepared in accordance with all instructions set forth in the DCA Architectural Manual?

Pass?

A.	Yes	
----	-----	--

Are all interior and exterior site related amenities required and selected in this application indicated on the Conceptual Site Development Plan?

B. Location/Vicinity map delineates location point of proposed property (site geo coordinates) & shows entire municipality area (city limits, etc.)?

	Yes	
--	-----	--

C. Ground level color photos of proposed property & adjacent surrounding properties & structures are included, numbered, dated & have brief descriptions?

B.	Yes	
----	-----	--

Site Map delineates the approximate location point of each photo?

C.	Yes	
----	-----	--

D. Aerial color photos are current, have high enough resolution to clearly identify existing property & adjacent land uses, and delineate property boundaries?

D.	Yes	
----	-----	--

Threshold Justification per Applicant

Conceptual site plan prepared by David Hovey Associates

DCA's Comments:

16 BUILDING SUSTAINABILITY

A. Applicant agrees that this proposed property must achieve a minimum standard for energy efficiency and sustainable building practices upon construction completion as set forth in the QAP and DCA Architectural Manual?

Pass?

A.	Agree	
----	-------	--

B. Applicant agrees that the final construction documents must clearly indicate all components of the building envelope and all materials and equipment that meet the requirements set forth in the QAP and DCA Architectural Manual?

B.	Agree	
----	-------	--

Threshold Justification per Applicant

Development will comply

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response	DCA USE
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Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

FINAL THRESHOLD DETERMINATION (DCA Use Only)

17 ACCESSIBILITY STANDARDS

- A. 1) Upon completion, will this project comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2015 Accessibility Manual? (When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.)
- 2) Owner understands that **DCA requires the Section 504** accessibility requirements to be incorporated into the design and construction of **ALL** new construction and/or rehabilitation projects selected under the 2017 Qualified Allocation Plan, regardless of whether or not the project will receive federal debt financing assistance (e.g., HOME). This constitutes a **higher standard of accessibility** than what may be required under federal laws. This means that all projects, including those financed with tax exempt bonds which receive an allocation of **4% tax credits** and **9% tax credits** -only projects, must incorporate at a minimum the requirements of the **Uniform Federal Accessibility Standards** into the design and construction of the project.
- 3) Owner claims that property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law? If so, support the claim with a legal opinion placed where indicated in Tabs Checklist.
- 4) Does this project comply with applicable DCA accessibility requirements detailed in the 2016 Architectural and Accessibility Manuals?
- B. 1) a. Will at least **5%** of the total units (but no less than one unit) be equipped for the mobility disabled, including wheelchair restricted residents?
- | Nbr of Units Equipped: | | Minimum Required: | |
|--|---|-------------------|------------|
| | | Nbr of Units | Percentage |
| 1) a. Mobility Impaired | 8 | 8 | 5% |
| b. Roll-in showers will be incorporated into 40% of the mobility equipped units (but no fewer than one unit)? | 4 | 4 | 40% |
| 2) Will least an additional 2% of the total units (but no less than one unit) be equipped for hearing and sight-impaired residents? | 4 | 4 | 2% |
- 1) b. Roll-In Showers
- 2) Sight / Hearing Impaired
- C. Applicant will retain a DCA qualified consultant to monitor the project for accessibility compliance who will not be a member of the proposed Project Team nor have an Identify of Interest with any member of the proposed Project Team?
- The DCA qualified consultant will perform the following: Name of Accessibility Consultant Steven L. Wade_BMI
- 1) A pre-construction plan and specification review to determine that the proposed property will meet all required accessibility requirements. The Consultant report must be included with the Step 2 construction documents submitted to DCA. At a minimum, the report will include the initial comments from the consultant, all documents related to resolution of identified accessibility issues and a certification from the consultant that the plans appear to meet all accessibility requirements.
- 2) At least two training sessions for General Contractor and Subcontractors regarding accessibility requirements. One training must be on site.
- 3) An inspection of the construction site after framing is completed to determine that the property is following the approved plans and specifications as to accessibility. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved.
- 4) A final inspection of the property after completion of construction to determine that the property has been constructed in accordance with all accessibility requirements. DCA must receive a copy of the report issued by the consultant as well as documentation that all issues, if any, have been resolved prior to submission of the project cost certification.

Pass?		
A1).	Yes	
2).	Yes	
3).	No	
4).	Yes	
B1)a.	Yes	
b.	Yes	
2).	Yes	
C.	Yes	
C1).	Yes	
2).	Yes	
3).	Yes	
4).	Yes	

Threshold Justification per Applicant

Development will comply

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

FINAL THRESHOLD DETERMINATION (DCA Use Only)

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

18 ARCHITECTURAL DESIGN & QUALITY STANDARDS

Is there a Waiver Approval Letter From DCA included in this application for this criterion?

Does this application meet the Architectural Standards contained in the Application Manual for quality and longevity?

A. Constructed and Rehabilitation Construction Hard Costs - are the following minimum review standards for rehabilitation projects met or exceeded by this project?

Rehabilitation projects will be considered for funding only if the per unit rehabilitation hard costs exceed \$25,000. The costs of furniture, fixtures, construction or rehabilitation of community buildings and common area amenities are not included in these amounts.

B. Standard Design Options for All Projects

1) Exterior Wall Finishes (select one)

Exterior wall faces will have an excess of 40% brick or stone on each total wall surface

2) Major Bldg Component Materials & Upgrades (select one)

Fiber cement siding or other 30 year warranty product installed on all exterior wall surfaces not already required to be brick

C. Additional Design Options - not listed above, proposed by Applicant prior to Application Submittal in accordance with Exhibit A DCA Pre-application and Pre-Award Deadlines and Fee Schedule, and subsequently approved by DCA.

1)
2)

Applicant Response	DCA USE
--------------------	---------

Pass?

No	
Yes	

A.

Yes	
-----	--

B.

1)

Yes	
-----	--

2)

Yes	
-----	--

C.

1)

--	--

2)

Threshold Justification per Applicant

No architectural design waivers requested

DCA's Comments:

19 QUALIFICATIONS FOR PROJECT TEAM (PERFORMANCE)

A. Did the Certifying Entity meet the experience requirement in 2016?

B. Is there a pre-application Qualification of Project Team Determination from DCA included in this application for this criterion?

C. Has there been any change in the Project Team since the initial pre-application submission?

D. Did the project team request a waiver or waiver renewal of a Significant Adverse Event at pre-application?

E. DCA's pre-application Qualification of Project's Team Determination indicated a status of (select one):

F. DCA Final Determination

Threshold Justification per Applicant

LDG Multifamily, LLC was approved without conditions in October 2017 for Jefferson Grove. Letter included with this application

DCA's Comments:

Pass?

A.

Yes	
-----	--

B.

Yes	
-----	--

C.

No	
----	--

D.

Yes	
-----	--

E. Certifying GP/Developer

F. << Select Designation >>

20 COMPLIANCE HISTORY SUMMARY

A. Was a pre-application submitted for this Determination at the Pre-Application Stage?

B. If "Yes", has there been any change in the status of any project included in the CHS form?

C. Has the Certifying Entity and all other project team members completed all required documents as listed in QAP Threshold Section XIX Qualifications for Project Participants?

Threshold Justification per Applicant

LDG Multifamily, LLC was approved without conditions in October 2017 for Jefferson Grove. Letter included with this application.

DCA's Comments:

Pass?

A.

Yes	
-----	--

B.

No	
----	--

C.

Yes	
-----	--

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response	DCA USE
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Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

FINAL THRESHOLD DETERMINATION (DCA Use Only)

21 ELIGIBILITY FOR CREDIT UNDER THE NON-PROFIT SET-ASIDE

- A. Name of Qualified non-profit: A. _____
- B. Non-profit's Website: B. _____
- C. Is the organization a qualified non-profit, defined as a 501(c)(3) or 501(c)(4) organization, which is not affiliated with or controlled by a for-profit organization and has included the fostering of low income housing as one of its tax-exempt purposes? C. _____
- D. Will the qualified non-profit materially participate in the development and operation of the project as described in IRC Section 469(h) throughout the compliance period? D. _____
- E. Does the qualified non-profit own at least 51% of the GP's interest in the project and is the managing general partner of the ownership entity? E. _____
- F. Is this entity a corporation with 100 percent of the stock of such corporation held by one or more qualified non-profit organizations at all times during the period such corporation is in existence? F. _____
- G. **All Applicants:** Does the non-profit receive a percentage of the developer fee greater than or equal to its percentage of its ownership interest?
 1) **CHDOS Only:** If the nonprofit entity is also a CHDO, is it a DCA-certified CHDO which must own 100% of the General Partnership entity? G. _____
- H. Is a copy of the GP joint venture agreement or GP operating agreement that provides the non-profit's GP interest and the Developer Fee amount included in the application? H. _____
- I. Is a an opinion of a third party attorney who specializes in tax law on the non-profit's current federal tax exempt qualification status included in the Application? If such an opinion has been previously obtained, this requirement may be satisfied by submitting the opinion with documentation demonstrating that the non-profit's bylaws have not changed since the legal opinion was issued. I. _____

Pass?		

Threshold Justification per Applicant

No non-profit involvement

DCA's Comments:

22 ELIGIBILITY FOR HOME LOANS UNDER THE CHDO SET-ASIDE

- A. Name of CHDO: _____ Name of CHDO Managing GP: _____
- B. Is a copy of the CHDO pre-qualification letter from DCA included in the Application? B. _____
- C. Is the CHDO either the sole general partner of the ownership entity or the managing member of the LLC general partner of the ownership entity (the CHDO must also exercise effective control of the project)? C. _____
- D. CHDO has been granted a DCA HOME consent? DCA HOME Consent amount: **0** D. _____

Pass?		

Threshold Justification per Applicant

No CHDO involvement

DCA's Comments:

23 REQUIRED LEGAL OPINIONS

State legal opinions included in application using boxes provided.

- A. Credit Eligibility for Acquisition
- B. Credit Eligibility for Assisted Living Facility
- C. Non-profit Federal Tax Exempt Qualification Status
- D. Scattered Site Developments [as defined in Section 42(g)(7) of the Code and this QAP]
- E. Other (If Yes, then also describe): E. _____

Pass?		
	No	

Threshold Justification per Applicant

None of the above categories apply

DCA's Comments:

PART EIGHT - THRESHOLD CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Applicant Response	DCA USE
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FINAL THRESHOLD DETERMINATION (DCA Use Only)

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.

24 RELOCATION AND DISPLACEMENT OF TENANTS

Pass?

- A. Does the Applicant anticipate displacing or relocating any tenants?
- B. 1) Are any of the other sources (not DCA HOME) considered to be Federal Funding?
If Yes, applicant will need to check with the source of these funds to determine if this project will trigger the Uniform Relocation Act or 104(d).
2) If tenants will be displaced, has Applicant received DCA written approval and placed a copy where indicated in the Tabs Checklist?
3) Will any funding source used trigger the Uniform Relocation Act or HUD 104 (d) requirements?
- C. Is sufficient comparable replacement housing identified in the relocation plan according to DCA relocation requirements?
- D. Provide summary data collected from DCA Relocation Displacement Spreadsheet:

A.	No	
B1)	No	
2)		
3)		
C.	No	

- 1) Number of Over Income Tenants
- 2) Number of Rent Burdened Tenants
- 3) Number of Vacancies
- 4) Number of Down units
- 5) Number of Displaced Tenants
- E. Indicate Proposed Advisory Services to be used (see Relocation Manual for further explanation):
- 1) Individual interviews
- 2) Meetings
- 3) Written Notifications
- 4) Other - describe in box provided:

Threshold Justification per Applicant

Ground up new construction on vacant unoccupied land

DCA's Comments:

25 AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Pass?

If selected, does the Applicant agree to prepare and submit an AFFH Marketing plan that:

- A. Incorporates outreach efforts to each service provider, homeless shelter or local disability advocacy organization in the county in which the project is located?
- B. Has a strategy that affirmatively markets to persons with disabilities and the homeless?
- C. Has a strategy that establishes and maintains relationships between the management agent and community service providers?
- D. Includes a referral and screening process that will be used to refer tenants to the projects, the screening criteria that will be used, and makes reasonable accommodations to facilitate the admittance of persons with disabilities or the homeless into the project?
- E. Includes marketing of properties to underserved populations 2-4 months prior to occupancy?
- F. Includes making applications for affordable units available to public locations including at least one that has night hours?
- G. Includes outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area?
- H. If selected, does the Applicant agree to provide reasonable accommodation for these tenants in the Property Management's tenant application? Leasing criteria must clearly facilitate admission and inclusion of targeted population tenants and must not violate federal or state fair housing laws.

A.	Agree	
B.	Agree	
C.	Agree	
D.	Agree	
E.	Agree	
F.	Agree	
G.	Agree	
H.	Agree	

Threshold Justification per Applicant

Gateway Management Group is very familiar wth AFFH and will comply

DCA's Comments:

26 OPTIMAL UTILIZATION OF RESOURCES

Pass?

Threshold Justification per Applicant

NA

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

REMEMBER: Applicants must include comments in sections where points are gained.
 Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions.
 Failure to do so will result in a one (1) point "Application Completeness" deduction

Score Value	Self Score	DCA Score
92	20	20
10	10	10
	0	0
	0	0

TOTALS:

1. APPLICATION COMPLETENESS

(Applicants start with 10 pts. Any points entered will be **subtracted** from score value)

- A. Missing or Incomplete Documents Organization** Number: 0 For each missing or incomplete document, one (1) point will be deducted
- B. Financial and Other Adjustments** Number: 0 One (1) pt deducted if not organized as set out in the Tab checklist and the Application Instructions

DCA's Comments:

A. Missing or Illegible or Inaccurate Documents or Application

Not Organized Correctly	Nbr	INCOMPLETE Documents:	Nbr	B. Financial adjustments/revisions:	Nbr
	0		0		0
1			n/a		n/a
2					
3			included in 2		included in 2
4					included in 2
5			included in 4		
6					
7			included in 6		
8					
9			included in 8		
10					
11			included in 10		
12					

2. DEEPER TARGETING / RENT / INCOME RESTRICTIONS

Choose A or B.

3	0	0
----------	----------	----------

A. Deeper Targeting through Rent Restrictions

Applicant agrees to set income limits at 50% AMI and gross rents at or below 30% of the 50% income limit for at least:

- 1. 15% of total residential units
- or 2. 20% of total residential units

Total Residential Units: 160

Per Applicant	Per DCA
Nbr of Restricted Residential Units:	

Actual Percent of Residential Units:

Per Applicant	Per DCA
0.00%	0.00%
0.00%	0.00%

2	0	0
1.	0	0
2.	0	0

B. Deeper Targeting through New PBRA Contracts

- 1. 15% (at least) of residential units to have PBRA for 10+ yrs:
- 2. Application receives at least **3** points under Section VII. Stable Communities.

Nbr of PBRA Residential Units:

Points awarded in Sect VII:
0
0

3	0	0
2.	0	0
1.	0	0
2.	0	0

DCA's Comments:

3. DESIRABLE AND UNDESIRABLE CHARACTERISTICS

See QAP Scoring for requirements.

13	0	0
-----------	----------	----------

Is the completed and executed DCA Desirable/Undesirable Certification form included in the appropriate application tab, in both the original Excel version and signed PDF?

- A. Desirable Activities** (1 or 2 pts each - see QAP)
- B. Bonus Desirable** (1 pt - see QAP)
- C. Undesirable/Inefficient Site Activities/Characteristics** (1 pt subtracted each)

Complete this section using results from completed current DCA Desirable/Undesirable Certification form. Submit this completed form in both Excel and signed PDF, where indicated in Tabs Checklist..

12	0	0
A.		
1	0	0
B.		
various	0	0
C.		

Scoring Justification per Applicant

DCA's Comments:

4. COMMUNITY TRANSPORTATION OPTIONS

See scoring criteria for further requirements and information

6	0	0
----------	----------	----------

Evaluation Criteria

Competitive Pool chosen: **N/A - 4% Bond**

- 1. All community transportation services are accessible to tenants by Paved Pedestrian Walkways.
- 2. DCA has measured all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- 3. Each residential building is accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.
- 4. Paved Pedestrian Walkway is in existence by Application Submission. If not, but is immediately adjacent to Applicant site, Applicant has submitted documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.
- 5. The Applicant has clearly marked the routes being used to claim points on the site map submitted for this section.
- 6. Transportation service is being publicized to the general public.

Applicant Agrees?	DCA Agrees?

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction

Score Value, Self Score, DCA Score table with totals: 92, 20, 20

Flexible Pool

Choose A or B.

- A. Transit-Oriented Development
1. Site is owned by local transit agency & is strategically targeted by agency to create housing with on site or adjacent access to public transportation
OR 2. Site is within one (1) mile* of a transit hub
3. Applicant in A1 or A2 above serves Family tenancy.
B. Access to Public Transportation
1. Site is within 1/4 mile* of an established public transportation stop
OR 2. Site is within 1/2 mile* of an established public transportation stop
OR 3. Site is within one (1) mile* of an established public transportation stop

For ALL options under this scoring criterion, regardless of Competitive Pool chosen, provide the information below for the transit agency/service:
<< Enter transit agency/service name here >> <Enter phone here>
<< Enter specific URL/webpage showing established schedule from transit agency website here >>
<< Enter specific URL/webpage showing established routes from transit agency website (if different) here >>

Scoring grid for Flexible Pool with rows 1-4 and columns A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

Rural Pool

- 4. Publicly operated/sponsored and established transit service (including on-call service onsite or fixed-route service within 1/2 mile of site entrance*)
*As measured from an entrance to the site that is accessible to pedestrians and connected by sidewalks or established pedestrian walkways to the transportation hub/stop.

Scoring Justification per Applicant

DCA's Comments:

5. BROWNFIELD

(With EPA/EPD Documentation)

See scoring criteria for further requirements and information

Score Value 2

- A. Environmental regulatory agency which has designated site as a Brownfield and determined cleanup guidelines:
B. Source of opinion ltr stating that property appears to meet requirements for issuance of EPD No Further Action or Limitation of Liability ltr
C. Has the estimated cost of the Environmental Engineer monitoring been included in the development budget?

DCA's Comments:

6. SUSTAINABLE DEVELOPMENTS

Choose only one. See scoring criteria for further requirements.

Competitive Pool chosen:

DCA's Green Building for Affordable Housing Training

Course - Participation Certificate obtained? Date of Course

An active current version of draft scoring worksheet for development, illustrating compliance w/ minimum score required under program selected, is included in application?

For Rehab developments - required Energy Audit Report submitted per current QAP? Date of Audit Date of Report

<Select a Sust Devlpmt Certification>
N/A - 4% Bond

<<Enter Participant's Name here>> <<Enter Participant's Company Name here>>
<<Enter Participant's Name here>> <<Enter Participant's Company Name here>>

Date of Audit Date of Report

Score Value 3

A. Sustainable Communities Certification

Project seeks to obtain a sustainable community certification from the program chosen above?

- 1. EarthCraft Communities
Date that EarthCraft Communities Memorandum of Participation was executed for the development where the project is located:
2. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND v4)
a) Date of project's Feasibility Study prepared by a nonrelated third party LEED AP:
b) Name of nonrelated third party LEED AP that prepared Feasibility Study:

<<Enter LEED AP's Name here>> <<Enter LEED AP's Company Name here>>

Score Value 2

Comments for Building Certification:

- 1. Project will comply with the program version in effect at the time that the drawings are prepared for permit review?
2. Project will meet program threshold requirements for Building Sustainability?
3. Owner will engage in tenant and building manager education in compliance with the point requirements of the respective programs?

Yes/No Yes/No grid

B. Sustainable Building Certification

Project commits to obtaining a sustainable building certification from the program chosen above?

Score Value 1

C. Exceptional Sustainable Building Certification

1. Project commits to obtaining a sustainable building certificate from certifying body demonstrating that project achieved highest level of certification chosen above?

Score Value 3

D. High Performance Building Design

The proposed building design demonstrates:

- 1. A worst case HERS Index that is at least 15% lower than the ENERGY STAR Target Index?
2. A 10% improvement over the baseline building performance rating? The energy savings will be established following the Performance Rating Method outlined in ASHRAE 90.1-2010 Appendix G with additional guidance from the ENERGY STAR Multifamily High-Rise Simulation Guidelines.
3. For minor, moderate, or substantial rehabilitations, a projected reduction in energy consumption >= 30%, documented by a RESNET-approved HERS Rating software or ENERGY STAR compliant whole building energy model? Baseline performance should be modeled using existing conditions.

Score Value 1 grid

Scoring Justification per Applicant

DCA's Comments:

7. STABLE COMMUNITIES

(Must use data from the most current FFIEC census report, published as of January 1, 2016)

Score Value 7

A Census Tract Demographics

Competitive Pool chosen:

N/A - 4% Bond

- 1. Project is located in a census tract that meets the following demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/):
2. Less than < Select > below Poverty level (see Income) Actual Percent
3. Designated Middle or Upper Income level (see Demographics) Designation: < Select >
4. (Flexible Pool) Project is NOT located in a census tract that meets the above demographics according to the most recent FFIEC Census Report (www.ffiec.gov/Census/), but IS located within 1/4 mile of such a census tract. (Applicant answer to Question 1 above cannot be "Yes".)

Per Applicant Per DCA
< Select > < Select >

Score Value 3 grid

C. Georgia Department of Public Health Stable Communities

Sub-cluster in which project is located, according to the most recent GDPH data hosted on the DCA "Multi-Family Affordable Housing Properties" map:

Per Applicant Per DCA
< Select > < Select >

Score Value 2

D. Mixed-Income Developments in Stable Communities

Market units: 0 Total Units: 160 Mkt Pct of Total: 0.00%

Score Value 2

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

Disclaimer: DCA Threshold and Scoring section reviews pertain only to the corresponding funding round and have no effect on subsequent or future funding round scoring decisions. Failure to do so will result in a one (1) point "Application Completeness" deduction

Score Value, Self Score, DCA Score table with values 92, 20, 20 and 10.

8. TRANSFORMATIONAL COMMUNITIES

(choose A or B)

Is this application eligible for two or more points under 2017 Scoring Section 7 Stable Communities, regardless of whether the points are requested?
If applying for sub-section A, is the completed and executed DCA Neighborhood Redevelopment Certification included in the appropriate tab of the application?
If applying for sub-section B, is the completed and executed DCA Community Transformation Plan Certificate included in the appropriate tab of the application?

Eligibility - The Plan (if Transformation Plan builds on existing Revitalization Plan meeting DCA standards, fill out both Revitalization Plan and Transformation Plan columns):

Table with columns for Revitalization Plan and Transformation Plan, rows a-f with Yes/No checkboxes and text input fields.

Website address (URL) of Revitalization Plan:
Website address (URL) of Transformation Plan:

A. Community Revitalization

Table for Community Revitalization with rows i-iii, a-c, and 1-2, including text input fields and checkboxes.

OR

B. Community Transformation Plan

Table for Community Transformation Plan with rows 1-2, a-iii, and 1-2, including text input fields and checkboxes.

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

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Score Value 92, Self Score 20, DCA Score 20

TOTALS:

Transformation Partner 2, Citizen Outreach, Survey, Public Meetings, Local Population Challenge 1-5

C. Community Investment

1. Community Improvement Fund, 2. Long-term Ground Lease, 3. Third-Party Capital Investment

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

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	Score Value	Self Score		DCA Score	
		1.	2.	1.	2.
TOTALS:	92	20	20		
D. Community Designations	10				

- D. Community Designations** (Choose only one.)
1. HUD Choice Neighborhood Implementation (CNI) Grant
 2. Purpose Built Communities

Scoring Justification per Applicant

DCA's Comments:

9. PHASED DEVELOPMENTS / PREVIOUS PROJECTS (choose A or B) 4

Competitive Pool chosen: **N/A - 4% Bond**
 Phased Development? **No** **NA** 3

A. Phased Developments

1. Application is in the Flexible Pool and the proposed project is part of a Phased Development in which one or more phases received an allocation of 9% tax credits within the past five (5) funding rounds (only the second and third phase of a project may receive these points) and at least one phase has commenced construction per that allocation by the 2017 Application Submission deadline?

If Yes, indicate DCA Project Nbr and Project Name of the first phase: Number: Name:

If current application is for third phase, indicate for second phase: Number: Name:

2. Was the community originally designed as one development with different phases?
3. Are any other phases for this project also submitted during the current funding round?
4. Was site control over the entire site (including all phases) in place when the initial phase was closed?

B. Previous Projects (Flexible Pool) (choose 1 or 2) 3

The proposed development site is not within a 1-mile radius of a Georgia Housing Credit development that has received an award in the last

1. **Five (5)** DCA funding cycles 3
2. **Four (4)** DCA funding cycles 2

C. Previous Projects (Rural Pool) (choose 1 or 3) 4

The proposed development site is within a Local Government boundary which has not received an award of 9% Credits:

1. Within the last **Five (5)** DCA funding cycles 3
2. Since the 2000 DCA Housing Credit Competitive Round (additional point) 1
3. Within the last **Four (4)** DCA funding cycles 2

Scoring Justification per Applicant

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

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	Score Value	Self Score		DCA Score	
		20	20	0	0
TOTALS:	92				
	2				
		Yes/No	Yes/No		

10. MARKET CHARACTERISTICS

For DCA determination:

- A. Are more than two DCA funded projects in the primary market area which have physical occupancy rates of less than 90 percent and which compete for the same tenant base as the proposed project?
- B. Has there been a significant change in economic conditions in the proposed market which could detrimentally affect the long term viability of the proposed project and the proposed tenant population?
- C. Does the proposed market area appear to be overestimated, creating the likelihood that the demand for the project is weaker than projected?
- D. Is the capture rate of a specific bedroom type and market segment over 55%?

Scoring Justification per Applicant

DCA's Comments:

	Score Value	Self Score	DCA Score
11. EXTENDED AFFORDABILITY COMMITMENT	1	0	0
A. Waiver of Qualified Contract Right	1		
Applicant agrees to forego cancellation option for at least 5 yrs after close of Compliance period?			
B. Tenant Ownership	1		
Applicant commits to a plan for tenant ownership at end of compliance period (only applies to single family units).			
DCA's Comments:			

	Score Value	Self Score	DCA Score
12. EXCEPTIONAL NON-PROFIT	3		
Nonprofit Setaside selection from Project Information tab:	0		
Is the applicant claiming these points for this project?			
Is this is the only application from this non-profit requesting these points in this funding round?			
Is the NonProfit Assessment form and the required documentation included in the appropriate tab of the application?			
DCA's Comments:			

	Score Value	Self Score	DCA Score
13. RURAL PRIORITY	2		
Competitive Pool: N/A - 4% Bond			
Urban or Rural: Urban			
Each Applicant will be limited to claiming these points for one Rural project in which they have a direct or indirect interest and which involves 80 or fewer units. Failure by the Applicant to designate these points to only one qualified project will result in no points being awarded.			
Unit Total			160
MGP LDG Jefferson Family Development, LL: 0.0100% Chris Dischinger NFSponsor 0 0.0000% 0			
OGP1 0 0.0000% 0 Developer LDG Multifamily, LLC 0.0000% 0			
OGP2 0 0.0000% 0 Co-Developer 1 0 0.0000% 0			
OwnCons 0 0.0000% 0 Co-Developer 2 0 0.0000% 0			
Fed LP R4 Capital 98.9900% Jay R. Segel Developmt Consult 0 0.0000% 0			
State LP R4 Capital 1.0000% Jay R. Segel			
Scoring Justification per Applicant			
DCA's Comments:			

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

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Score Value, Self Score, DCA Score table with values 92, 20, 20, 2, 0, 0, 1

14. DCA COMMUNITY INITIATIVES

A. Georgia Initiative for Community Housing (GICH)

Letter from an eligible Georgia Initiative for Community Housing team that clearly:

- 1. Identifies the project as located within their GICH community:
2. Is indicative of the community's affordable housing goals
3. Identifies that the project meets one of the objectives of the GICH Plan
4. Is executed by the GICH community's primary or secondary contact on record w/ University of Georgia Housing and Demographic Research Center as of 5/1/17?
5. Has not received a tax credit award in the last three years

< Select applicable GICH >

Table with columns Yes/No for GICH criteria 1-5

NOTE: If more than one letter is issued by a GICH community, no project in that community shall be awarded this point.

B. Designated Military Zones

http://www.dca.state.ga.us/economic/DevelopmentTools/programs/militaryZones.asp

Project site is located within the census tract of a DCA-designated Military Zone (MZ).

City: Newnan County: Coweta QCT? Yes Census Tract #: 1703.05

Scoring Justification per Applicant

DCA's Comments:

15. LEVERAGING OF PUBLIC RESOURCES

Competitive Pool chosen:

N/A - 4% Bond

4

0 0 table

Indicate that the following criteria are met:

- a) Funding or assistance provided below is binding and unconditional except as set forth in this section.
b) Resources will be utilized if the project is selected for funding by DCA.
c) Loans are for both construction and permanent financing phases.
d) Loans are for a minimum period of ten years and reflect interest rates at or below AFR, with the exception that HUD 221(d)4 loans and USDA 538 loans must reflect interest rates at or below Bank prime loan, as posted on the Federal Reserve H. 15 Report on April 20, 2017, plus 100 basis points.
e) Fannie Mae and Freddie Mac ensured loans are not used as consideration for points in this section. HUD 221(d)4 loans eligible for points.
f) If 538 loans are being considered for points in this section, the funds will be obligated by USDA by September 30, 2017.

Unmet criterion results in no points!

Table with columns Yes/No for criteria a-f

1. Qualifying Sources - New loans or new grants from the following sources:

- a) Federal Home Loan Bank Affordable Housing Program (AHP)
b) Replacement Housing Factor Funds or other HUD PHI fund
c) HOME Funds
d) Beltline Grant/Loan
e) Historic tax credit proceeds
f) Community Development Block Grant (CDBG) program funds
g) National Housing Trust Fund
h) Georgia TCAP acquisition loans passed through a Qualified CDFI revolving loan fund
i) Foundation grants, or loans based from grant proceeds per QAP
j) Federal Government grant funds or loans
Total Qualifying Sources (TQS):

Table with columns Amount for sources a-j, total 0

Table with columns Amount for sources a-j, total 0

2. Point Scale

Total Development Costs (TDC):

Scoring Justification per Applicant

TQS as a Percent of TDC:

0.0000%

0.0000%

DCA's Comments:

16. INNOVATIVE PROJECT CONCEPT

Is the applicant claiming these points?

3

Selection Criteria

- 1. Presentation of the project concept narrative in the Application.
2. Uniqueness of innovation.
3. Demonstrated replicability of the innovation.
4. Leveraged operating funding
5. Measureable benefit to tenants
6. Collaborative solutions proposed and evidence of subject matter experts' direct involvement in the strategic concept development.

Ranking Pts Value Range table

Ranking Pts table

DCA's Comments:

17. INTEGRATED SUPPORTIVE HOUSING

A. Integrated Supportive Housing/ Section 811 RA

- 1. Applicant agrees to accept Section 811 PBRA or other DCA-offered RA for up to 10% of the units for the purpose of providing Integrated Supportive Housing (ISH) opportunities to Persons w/ Disabilities (PWD), and is prepared to accept the full utilization by DCA of 10% of the units?
2. Applicant understands the requirements of HUD's Section 811 Project Rental Assistance (PRA) program, including the 30-year use restriction for all PRA units?
3. At least 10% of the total low-income units in the proposed Application will be one bedroom units?
4. Applicant is willing to accept Assistance affordable to 50% AMI tenants?

10% of Total Units (max): 16
Total Low Income Units: 160
Min 1 BR LI Units required: 16
1 BR LI Units Proposed: 24

3

0 0 table

B. Target Population Preference

- 1. Applicant has a commitment of HUD Section 8 project-based rental assistance from a Public Housing Authority which has elected to offer a tenant selection preference in their Voucher programs for persons with specific disabilities identified in the Settlement Agreement (#1:10-CV-249-CAP)?
Name of Public Housing Authority providing PBRA:
2. Applicant agrees to implement a minimum of 15% of the total units targeting the Settlement population? Nbr of Settlement units: 0 0.0%

3

0 0 table

Scoring Justification per Applicant

DCA's Comments:

18. HISTORIC PRESERVATION

(choose A or B)

The property is: <<Select applicable status>>

Historic Credit Equity: 0

2

0 0 table

A. Historic and Adaptive Reuse

The proposed development includes historic tax credit proceeds and is an adaptive reuse of a certified historic structure.

Historic adaptive reuse units: 0
Total Units: 160
% of Total: 0.00%

2

Table with columns A, B

<< Enter here Applicant's Narrative of how building will be reused >>

B. Historic

The property is a certified historic structure per QAP or is deemed historic via a Georgia DNR-HPD approved NPS Part 1- Evaluation of Significance to have a preliminary determination of listing on the National Register

Nbr Historic units: 0
Total Units: 160
% of Total: 0.00%

1

Table with columns A, B

DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20
3	0	0
	Agree or Y/N	Agree or Y/N

19. HEALTHY HOUSING INITIATIVES

(choose A or B or C)

Pre-requisites:

- In Application submitted, Applicant used the following needs data to more efficiently target the proposed initiative for a proposed property:
 - A local Community Health Needs Assessment (CHNA)
 - The "County Health Rankings & Reports" website: <http://www.countyhealthrankings.org/health-gaps/georgia>
 - The Center for Disease Control and Prevention – Community Health Status Indicators (CHSI) website
- The Applicant identified target healthy initiatives to local community needs?
- Explain the need for the targeted health initiative proposed in this section.

--	--	--

A. Preventive Health Screening/Wellness Program for Residents

3	0	0
	Agree or Y/N	Agree or Y/N

- Applicants agrees to provide on-site preventive health screenings and or Wellness Services at the proposed project?
 - The services will be provided at least monthly and be offered at minimal or no cost to the residents?
 - The preventive health initiative includes wellness and preventive health care education and information for the residents?

Description of Service (Enter "N/a" if necessary)		Occurrence	Cost to Resident
a)			
b)			
c)			
d)			

B. Healthy Eating Initiative

2	0	0
	Agree or Y/N	Agree or Y/N

- Applicant agrees to provide a Healthy Eating Initiative, as defined in the QAP, at the proposed project?
- The community garden and edible landscape will:
 - Emphasize the importance of local, seasonal, and healthy food?
 - Have a minimum planting area of at least 400 square feet?
 - Provide a water source nearby for watering the garden?
 - Be surrounded on all sides with fence of weatherproof construction?
 - Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
 - The monthly healthy eating programs will be provided free of charge to the residents and will feature related events?

Description of Monthly Healthy Eating Programs		Description of Related Event
a)		
b)		
c)		
d)		

C. Healthy Activity Initiative

- Applicant agrees to provide a Healthy Activity Initiative, as defined in the QAP, at the proposed project?
- << If Agree, enter type of Healthy Activity Initiative here >>
- The dedicated multi-purpose walking trail that is ½ mile or longer that promotes walking, jogging, or biking will:
 - Be well illuminated?
 - Contain an asphalt or concrete surface?
 - Include benches or sitting areas throughout course of trail?
 - Provide distance signage?
 - Provide 1 piece of fitness equipment per every 1/8 mile of trail?
 - Provide trash receptacles?
 - Meet the additional criteria outlined in DCA's Architectural Manual – Amenities Guidebook?
 - The monthly educational information will be provided free of charge to the residents on related events?
- Length of Trail _____ miles

Scoring Justification per Applicant

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DCA's Comments:

20. QUALITY EDUCATION AREAS

3	0	0
	Agree or Y/N	Agree or Y/N

Application develops a property located in the attendance zone of one or more high-performing schools as determined by the state CCRPI?

NOTE: 2013-2016 District / School System - from state CCRPI website: _____
 CCRPI Data Must Be Tenancy Family _____
 Used If Charter school used, does it have a designated (not district wide) attendance zone that includes the property site? _____

School Level	School Name (from state CCRPI website)	Grades Served	Charter School?	CCRPI Scores from School Years Ending In:				Average CCRPI Score	CCRPI > State Average?
				2013	2014	2015	2016		
a) Primary/Elementary									
b) Middle/Junior High									
c) High									
d) Primary/Elementary									
e) Middle/Junior High									
f) High									

Scoring Justification per Applicant

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DCA's Comments:

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

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Score Value	Self Score	DCA Score
TOTALS: 92	20	20
2	0	0

21. WORKFORCE HOUSING NEED (choose A or B) (Must use 2014 data from "OnTheMap" tool, but 2015 data may be used if available)

- A. Minimum jobs threshold met and 60% of workers within a 2-mile radius travel over 10 miles to their place of work
- OR B. Exceed the minimum jobs threshold by 50%

Jobs Threshold	City of Atlanta	Atlanta Metro	Other MSA	Rural Area
Minimum	20,000	(Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties) 15,000	6,000	3,000
Project Site				
Min Exceeded by:	0.00%	0.00%	0.00%	0.00%

Applicable Minimum Jobs Threshold (from chart above) -- Nbr of Jobs:	Per Applicant	Per DCA	Project City	Newnan
Total Nbr of Jobs w/in the 2-mile radius:			Project County	Coweta
Nbr of Jobs in 2-mile radius w/ workers who travel > 10 miles to work:			HUD SA	Atlanta-Sandy Springs-Marietta
Percentage of Jobs w/in the 2-mile radius w/ workers travelling over 10 miles to work:	0.00%	0.00%	MSA / Non-MSA	MSA
Scoring Justification per Applicant			Urban or Rural	Urban

DCA's Comments:

22. COMPLIANCE / PERFORMANCE

Base Score	10	10	10
Deductions			
Additions			
Scoring Justification per Applicant			

DCA's Comments:

TOTAL POSSIBLE SCORE	92	20	20
EXCEPTIONAL NONPROFIT POINTS			0
INNOVATIVE PROJECT CONCEPT POINTS			0
NET POSSIBLE SCORE WITHOUT DCA EXTRA POINTS			20

PART NINE - SCORING CRITERIA - 2017-0 Jefferson Grove, Newnan, Coweta County

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	Score Value	Self Score	DCA Score
TOTALS:	92	20	20

DCA has included the following area for Applicants to make comments in any section they claimed points but were not provided with comment section. Include the section/(s) you are referring to within this area along with any applicable comments.

Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative

Jefferson Grove
Newnan, Coweta County

<< Enter paragraph(s) here. Press and hold Alt-Enter to start new paragraphs. >>

Scoring Section 8.C.1 - Transformational Communities: Community Improvement Fund Narrative

Jefferson Grove
Newnan, Coweta County

Scoring Section 14 - DCA Community Initiatives: GICH Project Narrative

Jefferson Grove
Newnan, Coweta County

<< Enter paragraph(s) here. Press and hold Alt-Enter to start new paragraphs. >>

Scoring Section 16 - Innovative Project Concept Narrative

Jefferson Grove
Newnan, Coweta County

<< Enter paragraph(s) here. Press and hold Alt-Enter to start new paragraphs. >>

Georgia Department of Community Affairs
Housing Finance and Development Division
60 Executive Park South, NE.
Atlanta, Georgia 30329-2231

Re: Application for Low-Income Housing Tax Credit and/or HOME Funding

To DCA:

This Application is submitted in accordance with the 2017 Qualified Allocation Plan and the Housing Finance and Development Division Manuals. In submitting this Application for funding consideration, the undersigned applicant hereby certifies:

- 1) I understand that, in the event an allocation (or an allowance) for LIHTCs was obtained with false information supplied to the Georgia Department of Community Affairs ("DCA"), DCA will recapture the LIHTCs or request that the IRS deny tax credits to the Applicant. Also, a supplier, including the developer or owner, who knowingly provides false information will be barred by DCA from participation for a period of five (5) years from the date the false information was discovered, in accordance with a Memorandum of Understanding between the Internal Revenue Service and the Georgia Housing and Finance Authority.
- 2) I am responsible for ensuring the project consists or will consist of a qualified low-income building (or buildings) as defined in the Internal Revenue Code section 42(c)(2) and will satisfy all applicable requirements of State and Federal tax law in the acquisition, development and operation of the project to receive State and federal housing tax credits.
- 3) I am responsible for all calculations and figures relating to the determination of the eligible basis of the building(s). I understand and agree that the amount of the credit is allocated by reference to the figures that I submit as to eligible and qualified basis. I understand that the actual amount of credit allocated may vary somewhat from the amount initially reserved or committed due to (a) the determination by the Georgia Department of Community Affairs ("DCA") as to the amount of credit necessary for the financial feasibility of the project; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing credit percentage; and (d) availability of the credit.
- 4) I understand and agree that DCA makes no representations or warranties regarding the financial feasibility of the project, the amount of credit, or the appropriateness of the allocation of the credit and makes no independent investigation as to the eligible and qualified basis of the project and that any and all credit awards and credit amounts are solely based on representations made by me. I therefore agree to be harmless and indemnify DCA and the individual directors, employees, members, officers, and agents of DCA in the event that I or anyone acting on my behalf, at my request or by and through me incurs any loss, injury, or damages in conjunction with the project including those that may result from any inquiries or gathering of information by DCA concerning the proposed project team or Applicant, diminution of the credit, loss of the credit, recapture of part or all of the credit, failure to allocate the credit requested in my Application, or the failure of DCA, in whole or in part, to grant my Application.

- 5) I understand and agree that neither DCA nor any of its individual directors, employees, members, officers, or agents assume responsibility or make any representations or warranties with respect to: (i) the amount or availability of credit for the project; or financial feasibility of the project.
- 6) I understand and agree that my Application for a low-income housing credit and/or HOME loan, all attachments thereto, amend and all correspondence relating to my Application in particular or the credit in general are subject to a request disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I further understand and agree that any and all correspondence to me from DCA, other DCA-generated documents, or documents to or from a third party in the possession of DCA relating to my Application are subject to a request for disclosure under the Georgia Open Records Act and I expressly consent to such disclosure. I agree to hold harmless DCA and the individual directors, employees, members, officers, and agents of DCA against all losses, damages, expenses, and liability of whatsoever nature or kind (including, but not limited to, attorneys' fees, litigation, and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my Application pursuant to a request for disclosure under the Georgia Open Records Act or resulting from or arising out of the release.
- 7) I understand and agree to authorize DCA access to information relevant to DCA's Application review. I understand that DCA may request an IRS Form 8821 for any Project Participant through final allocation of credits and/or disbursement of funds. Project Participants will complete Form 8821 upon DCA's request.
- 8) I understand that any misrepresentations, which includes fraudulent, negligent, and/or innocent, in this Application or supporting documentation may result in a withdrawal of tax credits and/or HOME loan by DCA, my (and related parties) being barred from program participation, and notification of the Internal Revenue Service and/or HUD.
- 9) I certify that all sources of funds, including but not limited to Federal, State and local funding sources, have been disclosed and documented.

In addition, Applicant understands:

- The above certifications are of a continuing nature and apply at all stages of the Application process: initial application, commitment allocation, and final allocation/funding.
- DCA must be notified of any subsequent events or information, which would change any statements or representations in the Application or amendments thereto;
- DCA reserves the right to verify all information or documents used in processing the Application, including requiring credit checks on all parties involved in the transaction. Applicant hereby authorizes the financing bank, accountant, mortgage lender, creditors, other housing agencies and others sources identified in the Application to release information to DCA or its designee in order to verify the accuracy of information in the Application and amendments thereto.

Applicant agrees and understands that it may be charged for all fees and costs incurred by DCA in the inspection of funded properties before and after construction and in the enforcement of DCA regulations and policies.

Under penalty of perjury, to the best of my knowledge, I certify that all of the information in the attached Application, including all supporting documentation, is correct, complete and accurate.

APPLICANT/OWNER

Printed Name

Title

Signature

Date

[SEAL]

Division

Georgia
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program
division of

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SUMMARY OF DCA UNDERWRITING ASSUMPTIONS

<u>Category</u>	<u>Specification</u>	<u>Scale</u>
Funding Limits	LIHTC	Per Project
		Per Project
	HOME	Per Owner Per Round
	HUD PIH Office of Capital Improvements - Total Development Costs	Per Project Per Owner Per Round (% of HC) Per Unit (Avg)

MSA	Type	Unit TDC Limit by Bedroom Size				
		0	1	2	3	4+
Albany	Detached/Semi	120,264	157,510	191,153	233,904	275,297
Albany	Elevator	97,421	136,390	175,358	233,811	292,264
Albany	Row House	112,781	147,999	180,148	221,709	263,370
Albany	Walkup	93,491	129,089	163,659	213,583	266,118
Athens	Detached/Semi	124,002	162,434	197,155	241,296	284,013
Athens	Elevator	100,476	140,667	180,857	241,143	301,429
Athens	Row House	116,248	152,579	185,753	228,661	271,655
Athens	Walkup	96,302	132,960	168,552	219,940	274,032
Atlanta	Detached/Semi	139,407	182,430	221,255	270,488	318,270
Atlanta	Elevator	112,784	157,897	203,010	270,681	338,351
Atlanta	Row House	130,931	171,658	208,792	256,678	304,763
Atlanta	Walkup	108,868	150,379	190,725	249,057	310,346
Augusta	Detached/Semi	128,534	167,884	203,317	248,031	291,664
Augusta	Elevator	103,683	145,157	186,630	248,840	311,050
Augusta	Row House	121,141	158,487	192,445	235,984	279,881
Augusta	Walkup	101,425	140,219	177,997	232,756	290,094
Chattanooga	Detached/Semi	133,109	174,341	211,588	258,924	304,750
Chattanooga	Elevator	107,835	150,968	194,102	258,803	323,504
Chattanooga	Row House	124,813	163,799	199,390	245,408	291,530
Chattanooga	Walkup	103,445	142,830	181,076	236,303	294,424
Columbus	Detached/Semi	121,194	158,615	192,390	235,232	276,796
Columbus	Elevator	98,067	137,294	176,521	235,361	294,201
Columbus	Row House	113,800	149,219	181,518	223,185	265,013
Columbus	Walkup	94,582	130,638	165,678	216,331	269,563
Macon	Detached/Semi	122,484	160,449	194,750	238,357	280,557
Macon	Elevator	99,250	138,950	178,650	238,200	297,750
Macon	Row House	114,820	150,709	183,480	225,870	268,343
Macon	Walkup	95,112	131,315	166,465	217,213	270,634
Savannah	Detached/Semi	128,669	168,462	204,394	250,016	294,230
Savannah	Elevator	104,177	145,848	187,519	250,025	312,532
Savannah	Row House	120,734	158,379	192,727	237,087	281,584
Savannah	Walkup	100,204	138,379	175,464	229,044	285,392
Valdosta	Detached/Semi	117,818	154,420	187,511	229,637	270,341
Valdosta	Elevator	95,549	133,769	171,988	229,318	286,647
Valdosta	Row House	110,334	144,909	176,506	217,443	258,414
Valdosta	Walkup	91,210	125,895	159,553	208,108	259,274

HOME 221(d)(3) Unit Subsidy Limits

	0 BR	1 BR
Unit Cost Limit	110,481	126,647

<u>Category</u>	<u>Specification</u>	<u>Scale</u>
Annual Operating Expenses	Urban	City of Atlanta
		Other MSA
	Rural	MSA
		Non-MSA w/out USDA Financing
		Non-MSA with USDA Financing
Replacement Reserve Pymt	Rehab	Per Unit
	New	Per Unit
	Single Family and Duplex	Per Unit
	Historic Rehab	Per Unit
Development Costs	Pre-Development Costs	Tax Credit Application Fee
		Tax Credit Application Fee

Per Project - For Profit or Joint
Per Project - Nonprofit

	Tax Credit Letter of Determination Fee		Per Project - For Profit or Joint
	DCA HOME Consent Loan Pre-Application Fee		Per Project - Nonprofit
Hard Costs	DCA HOME Consent Loan Pre-Application Fee		Avg Per "Dwelling" unit hard co
	Rehab		LESSER OF % of Construction
Construction Contingency	New		OR Dollar amount
	Rehab		LESSER OF % of Construction
			OR Dollar amount
Builder Profit	n/a		% of (Construction Hard Costs,
Builder's Overhead	n/a		% of (Construction Hard Costs,
General Requirements (exclusive of Contractor Svcs)	n/a		% of (Construction Hard Costs,
Professional Services	Green Building Consultant Fee		
DCA-Related Costs	LIHTC Allocation Fee		Percent of Credit Request
	4% LIHTC IRS Form 8609 Fee		Percent of Credit Request
	HOME Front-End Analysis Fee		
	Project Application Amendments, Post Award Project Concept Amendments, Post Letter of Determination		
	Compliance Monitoring Fee	LIHTC Fee (both 4% and 9%)	Per Unit
		USDA 515 or URFA Fee	Per Unit
		Single Family Detached or Duplex fee	Per Dwelling
		HOME	Per Unit
		Non-compliant Reinspection Fee	Per Unit or File
Developer's Fee			Maximum
			Maximum Waiver Amount for 4
	Identity of Interest	New Construction	% of (TDC - budgeted DF - Der
		Acq / Rhb	Acq portion
			Rhb portion
		Rehabilitation	% of (TDC - budgeted DF - uw
			% of (TDC - budgeted DF - uw
	No Identity of Interest		LESSER OF % of (TDC - uw L
			OR percentage proposed
	Deferred DF Term (Years)		
	Deferred DF % of Total DF		
Operating Deficit Reserve			Mths of Year 1 Debt Service (o
			Mths of Year 1 O&M Expense (
Rent-Up Reserve			Mths of projected operating exp
LIHTC Final Inspection Fee			Per Project

Proforma Operating Forecast

Number of Persons in Family and Percentage Adjustments for Rent Calculations

1	2
70%	80%

Revenue Growth Rate		Per Operation Year
V&C Loss Rate (Non-PBRA/USDA)		Per Operation Year
V&C Loss Rate (PBRA/USDA)		Per Operation Year
Operating Expense Growth Rate		Per Operation Year
Replacement Reserve Annual Payment Growth Rate		Per Operation Year
Operating Reserve Annual Payment Growth Rate		Per Operation Year

Setasides

Nonprofit		Percent of available 9% credit p
CHDO		Amount from state HOME alloc

Pools

Rural		Percent of available 9% credit p
Flexible		Percent of available 9% credit p

Unit Accessibility

Equipped for Mobility Disabled Residents		Percent of Total Units
With Roll-In Showers		Percent of Units Equipped for M
Equipped for Hearing- and Sight-Impaired Residents		Percent of Total Units

Assumed Family Size Adjus

# Bdrms	Adj
0	0.7
1	0.75
2	0.9
3	1.04
4	1.16
5	1.28

Unit Type	Use	Appliance Typ	NORTHERN Region					0 BR
			0 BR	1 BR	2 BR	3 BR	4 BR	
Larger Apartment Building (5+ Units)	Heating	Natural Gas	6	8	10	12	16	5
		Propane	22	30	37	46	56	17
	Cooking	Electric	9	13	17	20	26	6
		Electric Heat P	4	5	6	9	11	2
		Natural Gas	2	3	3	4	5	2
	Other Electric	Propane	7	11	13	15	20	11
		Electric	5	7	9	12	15	5
		Electric	15	21	27	33	42	15
	Air Cond.	Electric	5	6	9	12	14	8
	Hot Water	Natural Gas	3	4	6	7	8	3
		Propane	11	15	22	26	30	11
	Water	Electric	9	14	19	24	28	9
		Electric	17	20	23	28	34	17
	Sewer	Electric	18	21	25	31	37	19
	Trash Collection	Electric	15	15	15	15	15	15
	Range/Microwa	Electric	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	
Lowrise Apartment (2-4 units)	Heating	Natural Gas	7	10	12	16	20	6
		Propane	23	35	41	54	70	19
	Cooking	Electric	12	17	20	26	30	8
		Electric Heat P	4	5	6	9	11	2
		Natural Gas	2	3	3	4	5	2
	Other Electric	Propane	6	10	12	14	19	10
		Electric	5	7	9	12	15	5
		Electric	15	21	27	33	42	15
	Air Cond.	Electric	5	6	9	12	14	8
	Hot Water	Natural Gas	3	4	6	7	8	3
		Propane	10	14	21	25	29	10
	Water	Electric	9	14	19	24	28	9
		Electric	17	20	23	28	34	17
	Sewer	Electric	18	21	25	31	37	19
	Trash Collection	Electric	15	15	15	15	15	15
	Range/Microwa	Electric	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	
Single Family Home	Heating	Natural Gas	8	12	16	19	24	7
		Propane	30	43	56	70	89	22
	Cooking	Electric	14	20	26	31	39	10
		Electric Heat P	9	14	16	18	24	4
		Natural Gas	2	3	3	4	5	2
	Other Electric	Propane	7	11	13	15	20	11
		Electric	5	7	9	12	15	5
		Electric	17	24	30	37	47	17
	Air Cond.	Electric	6	9	11	14	18	9
	Hot Water	Natural Gas	3	4	6	7	8	3
		Propane	11	15	22	26	30	11
	Water	Electric	9	14	19	24	28	9
		Electric	17	20	23	28	34	17
	Sewer	Electric	18	21	25	31	37	19
	Trash Collection	Electric	15	15	15	15	15	15
	Range/Microwa	Electric	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	
Single Family Attached	Heating	Natural Gas	8	11	14	17	22	6
		Propane	28	39	50	63	72	22
	Cooking	Electric	13	18	23	28	35	9
		Electric Heat P	4	5	6	9	11	2
		Natural Gas	2	3	3	4	5	2
	Other Electric	Propane	7	11	13	15	20	11
		Electric	5	7	9	12	15	5
		Electric	15	21	27	33	42	15
	Air Cond.	Electric	6	8	10	12	16	8
	Hot Water	Natural Gas	3	4	6	7	8	3
		Propane	11	15	22	26	30	11
	Water	Electric	9	14	19	24	28	9
		Electric	17	20	23	28	34	17
	Sewer	Electric	18	21	25	31	37	19
	Trash Collection	Electric	15	15	15	15	15	15
	Range/Microwa	Electric	11	11	11	11	11	11
Refrigerator	Electric	13	13	13	13	13	13	

Area	2016 AMI	State	County Name	Utility Region	(Non)Metropolitan SA	MSA?	FMR MSA
Albany	41,700	AL	Appling	South	Appling Co.	Non-MSA	Appling County
Appling Co.	45,800	AK	Atkinson	South	Atkinson Co.	Non-MSA	Atkinson Coun

Athens-Clarke Cour	56,100	AZ	Bacon	South	Bacon Co.	Non-MSA	Bacon County,
Atkinson Co.	35,400	AR	Baker	South	Albany	MSA	Albany, GA MS
Atlanta-Sandy Sprir	67,500	CA	Baldwin	North	Baldwin Co.	Non-MSA	Baldwin Count
Augusta-Richmond	59,000	CO	Banks	North	Banks Co.	Non-MSA	Banks County,
Bacon Co.	49,400	CT	Barrow	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Baldwin Co.	50,000	DE	Bartholomew	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Banks Co.	52,900	DC	Ben Hill	South	Ben Hill Co.	Non-MSA	Ben Hill County
Ben Hill Co.	36,200	FL	Berrien	South	Berrien Co.	Non-MSA	Berrien County
Berrien Co.	43,700	GA	Bibb	North	Macon	MSA	Macon, GA MS
Bleckley Co.	47,800	HI	Bleckley	North	Bleckley Co.	Non-MSA	Bleckley Count
Brunswick	49,700	ID	Brantley	South	Brunswick	MSA	Brunswick, GA
Bulloch Co.	50,000	IL	Brooks	South	Valdosta	MSA	Valdosta, GA M
Butts Co.	63,400	IN	Bryan	South	Savannah	MSA	Savannah, GA
Calhoun Co.	40,600	IA	Bulloch	South	Bulloch Co.	Non-MSA	Bulloch County
Camden Co.	61,700	KS	Burke	South	Augusta-Richmond Co.	MSA	Augusta-Richm
Candler Co.	43,600	KY	Butts	North	Butts Co.	MSA	Butts County, C
Charlton Co.	51,400	LA	Calhoun	South	Calhoun Co.	Non-MSA	Calhoun Count
Chattanooga	61,300	ME	Camden	South	Camden Co.	Non-MSA	Camden Count
Chattooga Co.	41,700	MD	Candler	South	Candler Co.	Non-MSA	Candler County
Clay Co.	29,100	MA	Carroll	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Clinch Co.	43,900	MI	Catoosa	North	Chattanooga	MSA	Chattanooga, T
Coffee Co.	43,100	MN	Charlton	South	Charlton Co.	Non-MSA	Charlton Count
Colquitt Co.	39,800	MS	Chatham	South	Savannah	MSA	Savannah, GA
Columbus	51,800	MO	Chattahoochee	North	Columbus	MSA	Columbus, GA
Cook Co.	44,900	MT	Chattooga	North	Chattooga Co.	Non-MSA	Chattooga Cou
Crisp Co.	44,100	NE	Cherokee	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Dalton	45,300	NV	Clarke	North	Athens-Clarke Co.	MSA	Athens-Clarke
Decatur Co.	43,600	NH	Clay	South	Clay Co.	Non-MSA	Clay County, C
Dodge Co.	51,400	NJ	Clayton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Dooly Co.	39,600	NM	Clinch	South	Clinch Co.	Non-MSA	Clinch County,
Early Co.	41,800	NY	Cobb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Elbert Co.	42,500	NC	Coffee	South	Coffee Co.	Non-MSA	Coffee County,
Emanuel Co.	38,400	ND	Colquitt	South	Colquitt Co.	Non-MSA	Colquitt County
Evans Co.	47,600	OH	Columbia	North	Augusta-Richmond Co.	MSA	Augusta-Richm
Fannin Co.	41,900	OK	Cook	South	Cook Co.	Non-MSA	Cook County, C
Franklin Co.	47,100	OR	Coweta	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Gainesville	53,000	PA	Crawford	North	Macon	MSA	Macon, GA MS
Gilmer Co.	45,800	RI	Crisp	South	Crisp Co.	Non-MSA	Crisp County, C
Glascock Co.	50,600	SC	Dade	North	Chattanooga	MSA	Chattanooga, T
Gordon Co.	50,100	SD	Dawson	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Grady Co.	39,800	TN	Decatur	South	Decatur Co.	Non-MSA	Decatur Count
Greene Co.	52,300	TX	Dekalb	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Habersham Co.	49,900	UT	Dodge	South	Dodge Co.	Non-MSA	Dodge County,
Hancock Co.	36,700	VT	Dooly	South	Dooly Co.	Non-MSA	Dooly County,
Haralson Co.	50,400	VA	Dougherty	South	Albany	MSA	Albany, GA MS
Hart Co.	48,700	WA	Douglas	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Hinesville - Fort Ste	46,700	WV	Early	South	Early Co.	Non-MSA	Early County, C
Irwin Co.	51,400	WI	Echols	South	Valdosta	MSA	Valdosta, GA M
Jackson Co.	62,700	WY	Effingham	South	Savannah	MSA	Savannah, GA
Jeff Davis Co.	43,700		Elbert	North	Elbert Co.	Non-MSA	Elbert County,
Jefferson Co.	35,700		Emanuel	South	Emanuel Co.	Non-MSA	Emanuel Coun
Jenkins Co.	36,400		Evans	South	Evans Co.	Non-MSA	Evans County,
Johnson Co.	44,800		Fannin	North	Fannin Co.	Non-MSA	Fannin County
Lamar Co.	51,100		Fayette	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Laurens Co.	45,100		Floyd	North	Rome	MSA	Rome, GA MS
Lincoln Co.	44,000		Forsyth	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Long Co.	51,900		Franklin	North	Franklin Co.	Non-MSA	Franklin Count
Lumpkin Co.	58,300		Fulton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Macon	48,100		Gilmer	North	Gilmer Co.	Non-MSA	Gilmer County,
Macon Co.	38,700		Glascock	North	Glascock Co.	Non-MSA	Glascock Cour
Meriwether Co.	44,700		Glynn	South	Brunswick	MSA	Brunswick, GA
Miller Co.	42,100		Gordon	North	Gordon Co.	Non-MSA	Gordon County
Mitchell Co.	42,600		Grady	South	Grady Co.	Non-MSA	Grady County,
Monroe Co.	59,000		Greene	North	Greene Co.	Non-MSA	Greene County
Montgomery Co.	44,100		Gwinnett	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Morgan Co.	56,500		Habersham	North	Habersham Co.	Non-MSA	Habersham Co
Murray Co.	46,000		Hall	North	Gainesville	MSA	Gainesville, G
Peach Co.	53,900		Hancock	North	Hancock Co.	Non-MSA	Hancock Coun
Pierce Co.	49,000		Haralson	North	Haralson Co.	MSA	Haralson Coun
Polk Co.	50,000		Harris	North	Columbus	MSA	Columbus, GA
Pulaski Co.	49,500		Hart	North	Hart Co.	Non-MSA	Hart County, G
Putnam Co.	52,700		Heard	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Quitman Co.	34,200		Henry	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Rabun Co.	52,200		Houston	North	Warner Robins	MSA	Warner Robins
Randolph Co.	36,900		Irwin	South	Irwin Co.	Non-MSA	Irwin County, C

Rome	48,600	Jackson	North	Jackson Co.	Non-MSA	Jackson Count
Savannah	63,500	Jasper	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Schley Co.	53,800	Jeff Davis	South	Jeff Davis Co.	Non-MSA	Jeff Davis Cou
Screven Co.	47,800	Jefferson	North	Jefferson Co.	Non-MSA	Jefferson Cour
Seminole Co.	39,200	Jenkins	South	Jenkins Co.	Non-MSA	Jenkins County
Stephens Co.	48,200	Johnson	North	Johnson Co.	Non-MSA	Johnson Count
Stewart Co.	33,400	Jones	North	Macon	MSA	Macon, GA MS
Sumter Co.	44,300	Lamar	North	Lamar Co.	MSA	Lamar County,
Talbot Co.	40,000	Lanier	South	Valdosta	MSA	Valdosta, GA M
Taliaferro Co.	37,500	Laurens	North	Laurens Co.	Non-MSA	Laurens Count
Tattnall Co.	48,400	Lee	South	Albany	MSA	Albany, GA MS
Taylor Co.	35,900	Liberty	South	Hinesville-Fort Stewart	MSA	Hinesville-Fort
Telfair Co.	34,500	Lincoln	North	Lincoln Co.	MSA	Lincoln County
Thomas Co.	44,000	Long	South	Long Co.	MSA	Long County, C
Tift Co.	42,800	Lowndes	South	Valdosta	MSA	Valdosta, GA M
Toombs Co.	47,700	Lumpkin	North	Lumpkin Co.	Non-MSA	Lumpkin Count
Towns Co.	46,900	Macon	North	Macon Co.	Non-MSA	Macon County,
Treutlen Co.	47,500	Madison	North	Athens-Clarke Co.	MSA	Athens-Clarke
Troup Co.	52,000	Marion	North	Columbus	MSA	Columbus, GA
Turner Co.	35,100	McDuffie	North	Augusta-Richmond Co.	MSA	Augusta-Richr
Union Co.	49,000	McIntosh	South	Brunswick	MSA	Brunswick, GA
Upson Co.	44,700	Meriwether	North	Meriwether Co.	MSA	Meriwether Co
Valdosta	50,300	Miller	South	Miller Co.	Non-MSA	Miller County, C
Ware Co.	47,700	Mitchell	South	Mitchell Co.	Non-MSA	Mitchell County
Warner Robins	59,300	Monroe	North	Monroe Co.	MSA	Monroe County
Warren Co.	34,900	Montgomery	South	Montgomery Co.	Non-MSA	Montgomery C
Washington Co.	47,000	Morgan	North	Morgan Co.	MSA	Morgan County
Wayne Co.	44,600	Murray	North	Murray Co.	MSA	Murray County
Webster Co.	52,800	Muscogee	North	Columbus	MSA	Columbus, GA
Wheeler Co.	32,400	Newton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
White Co.	52,600	Oconee	North	Athens-Clarke Co.	MSA	Athens-Clarke
Wilcox Co.	39,600	Oglethorpe	North	Athens-Clarke Co.	MSA	Athens-Clarke
Wilkes Co.	40,600	Paulding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
Wilkinson Co.	45,200	Peach	North	Peach Co.	Non-MSA	Peach County,
		Pickens	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
		Pierce	South	Pierce Co.	Non-MSA	Pierce County,
		Pike	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
		Polk	North	Polk Co.	Non-MSA	Polk County, C
		Pulaski	South	Pulaski Co.	Non-MSA	Pulaski County
		Putnam	North	Putnam Co.	Non-MSA	Putnam County
		Quitman	South	Quitman Co.	Non-MSA	Quitman Count
		Rabun	North	Rabun Co.	Non-MSA	Rabun County,
		Randolph	South	Randolph Co.	Non-MSA	Randolph Cour
		Richmond	Local PHA	Augusta-Richmond Co.	MSA	Augusta-Richr
		Rockdale	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
		Schley	North	Schley Co.	Non-MSA	Schley County,
		Screven	South	Screven Co.	Non-MSA	Screven Count
		Select City first	Select City first	Select City first		
		Seminole	South	Seminole Co.	Non-MSA	Seminole Cour
		Spalding	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
		Stephens	North	Stephens Co.	Non-MSA	Stephens Cour
		Stewart	South	Stewart Co.	Non-MSA	Stewart County
		Sumter	South	Sumter Co.	Non-MSA	Sumter County
		Talbot	North	Talbot Co.	Non-MSA	Talbot County,
		Taliaferro	North	Taliaferro Co.	Non-MSA	Taliaferro Cour
		Tattnall	South	Tattnall Co.	Non-MSA	Tattnall County
		Taylor	North	Taylor Co.	Non-MSA	Taylor County,
		Telfair	South	Telfair Co.	Non-MSA	Telfair County,
		Terrell	South	Albany	MSA	Albany, GA MS
		Thomas	South	Thomas Co.	Non-MSA	Thomas Count
		Tift	South	Tift Co.	Non-MSA	Tift County, GA
		Toombs	South	Toombs Co.	Non-MSA	Toombs Count
		Towns	North	Towns Co.	Non-MSA	Towns County,
		Treutlen	South	Treutlen Co.	Non-MSA	Treutlen Count
		Troup	North	Troup Co.	Non-MSA	Troup County,
		Turner	South	Turner Co.	Non-MSA	Turner County,
		Twiggs	North	Macon	MSA	Macon, GA MS
		Union	North	Union Co.	Non-MSA	Union County,
		Upson	North	Upson Co.	Non-MSA	Upson County,
		Walker	North	Chattanooga	MSA	Chattanooga, T
		Walton	North	Atlanta-Sandy Springs-Marietta	MSA	Atlanta-Sandy
		Ware	South	Ware Co.	Non-MSA	Ware County, C
		Warren	North	Warren Co.	Non-MSA	Warren County
		Washington	North	Washington Co.	Non-MSA	Washington Co
		Wayne	South	Wayne Co.	Non-MSA	Wayne County

Webster	South	Webster Co.	Non-MSA	Webster Count
Wheeler	South	Wheeler Co.	Non-MSA	Wheeler Count
White	North	White Co.	Non-MSA	White County,
Whitfield	North	Dalton	MSA	Dalton, GA HU
Wilcox	South	Wilcox Co.	Non-MSA	Wilcox County,
Wilkes	North	Wilkes Co.	Non-MSA	Wilkes County,
Wilkinson	North	Wilkinson Co.	Non-MSA	Wilkinson Cour
Worth	South	Albany	MSA	Albany, GA MS

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	Minimum	Maximum
Flexible Pool	n/a	950,000
Rural Pool	n/a	850,000
Extraordinary Circumstances Waiver	n/a	1,200,000
	n/a	1,800,000
	1,000,000	2,000,000
	n/a	25%

und (% of HOME funds available)

MSA	Type	Unit TDC Limit by Bedroom Size				
		0	1	2	3	4+
Albany	Detached/Semi	132,290	173,261	210,268	257,294	302,826
Albany	Elevator	107,163	150,029	192,893	257,192	321,490
Albany	Row House	124,059	162,798	198,162	243,879	289,707
Albany	Walkup	102,840	141,997	180,024	234,941	292,729
Athens	Detached/Semi	136,402	178,677	216,870	265,425	312,414
Athens	Elevator	110,523	154,733	198,942	265,257	331,571
Athens	Row House	127,872	167,836	204,328	251,527	298,820
Athens	Walkup	105,932	146,256	185,407	241,934	301,435
Atlanta	Detached/Semi	153,347	200,673	243,380	297,536	350,097
Atlanta	Elevator	124,062	173,686	223,311	297,749	372,186
Atlanta	Row House	144,024	188,823	229,671	282,345	335,239
Atlanta	Walkup	119,754	165,416	209,797	273,962	341,380
Augusta	Detached/Semi	141,387	184,672	223,648	272,834	320,830
Augusta	Elevator	114,051	159,672	205,293	273,724	342,155
Augusta	Row House	133,255	174,335	211,689	259,582	307,869
Augusta	Walkup	111,567	154,240	195,796	256,031	319,103
Chattanooga	Detached/Semi	146,419	191,775	232,746	284,816	335,225
Chattanooga	Elevator	118,618	166,064	213,512	284,683	355,854
Chattanooga	Row House	137,294	180,178	219,329	269,948	320,683
Chattanooga	Walkup	113,789	157,113	199,183	259,933	323,866
Columbus	Detached/Semi	133,313	174,476	211,629	258,755	304,475
Columbus	Elevator	107,873	151,023	194,173	258,897	323,621
Columbus	Row House	125,180	164,140	199,669	245,503	291,514
Columbus	Walkup	104,040	143,701	182,245	237,964	296,519
Macon	Detached/Semi	134,732	176,493	214,225	262,192	308,612
Macon	Elevator	109,175	152,845	196,515	262,020	327,525
Macon	Row House	126,302	165,779	201,828	248,457	295,177
Macon	Walkup	104,623	144,446	183,111	238,934	297,697
Savannah	Detached/Semi	141,535	185,308	224,833	275,017	323,653
Savannah	Elevator	114,594	160,432	206,270	275,027	343,785
Savannah	Row House	132,807	174,216	211,999	260,795	309,742
Savannah	Walkup	110,224	152,216	193,010	251,948	313,931
Valdosta	Detached/Semi	129,599	169,862	206,262	252,600	297,375
Valdosta	Elevator	105,103	147,145	189,186	252,249	315,311
Valdosta	Row House	121,367	159,399	194,156	239,187	284,255
Valdosta	Walkup	100,331	138,484	175,508	228,918	285,201

2 BR	3 BR	4 BR
154,003	199,229	199,229

Minimum	Maximum
1,000	0

Maximum is project-specific

Minimum	Maximum
4,500	n/a
4,000	n/a
3,500	n/a
3,000	n/a
3,000	n/a
350	n/a
250	n/a
420	n/a
420	n/a

profit or Joint Venture

6,500
5,500

profit or Joint Venture

unit hard costs - not including community bldgs and common areas.

Construction Hard Costs

Construction Hard Costs

Hard Costs, exclusive of Contingency and Contractor Svcs)

Hard Costs, exclusive of Contingency and Contractor Svcs)

Hard Costs, exclusive of Contingency and Contractor Svcs)

Plus travel

Amount for 4% bond applications

ated DF - Demo - uw Land)

structures acquisition cost (including Acquisition Legal Fees)

ated DF - uw Land - Acq Lgl Fees - Existing Structures)

ated DF - uw Land - Acq Lgl Fees - Existing Structures)

ated DF - uw Land)

and - budgeted DF - Bldr profit)

ot Service (out of 12)

M Expense (out of 12)

operating expenses

5,000	
1,000	
500	
25,000	see UCL
N/A	5%
N/A	500,000
N/A	7%
N/A	500,000
n/a	6%
n/a	2%
n/a	6%
n/a	20,000
8%	
8%	
3,000	
1,500	
800	n/a
400	n/a
1500	n/a
750	n/a
75	
1,800,000	
2,500,000	
15%	
15%	
15%	
15%	
15%	
15%	
?	
0	15
0%	50%
6	n/a
6	n/a
3	n/a
3,000	

3	4	5	6	7	8
90%	Base	108%	116%	124%	132%
2%					
7%					
7%					
3%					
3%					
0%					
10%					
4,000,000					
35%					
remaining					
5%					
40%					
2%					

e 9% credit pool

HOME allocation

e 9% credit pool

e 9% credit pool

equipped for Mobility Disabled

Size Adjustments

AES

1

1.5

3

4.5

6

7.5

ANCES

SOUTHERN Region			
1 BR	2 BR	3 BR	4 BR
8	9	11	14
26	30	39	48
11	13	16	20
2	3	4	5
3	4	5	6
13	17	22	26
7	9	11	15
21	27	33	42
10	13	16	19
5	6	8	9
15	22	26	30
14	18	23	28
18	22	27	32
20	25	30	35
15	15	15	15
11	11	11	11
13	13	13	13
8	10	12	15
27	31	39	50
12	15	18	24
2	3	4	5
3	4	5	6
12	17	21	25
7	9	11	15
21	27	33	42
10	13	16	19
5	6	8	9
14	21	25	29
14	18	23	28
18	22	27	32
20	25	30	35
15	15	15	15
11	11	11	11
13	13	13	13
9	12	15	18
30	41	50	63
14	18	22	28
6	7	8	11
3	4	5	6
13	17	22	26
7	9	11	15
23	30	36	46
13	17	20	27
5	6	8	9
15	22	26	30
14	18	23	28
18	22	27	32
20	25	30	35
15	15	15	15
11	11	11	11
13	13	13	13
9	11	13	17
30	37	46	56
13	16	20	26
2	3	4	5
3	4	5	6
13	17	22	26
7	9	11	15
21	27	33	42
12	15	18	24
5	6	8	9
15	22	26	30
14	18	23	28
18	22	27	32
20	25	30	35
15	15	15	15
11	11	11	11
13	13	13	13

FMR MSA	DCA Rural	Tax-Exempt	City	County	Cities w/ LIHTC
N	Rural	Abbeville Housing Authority	Abbeville	Wilcox	Abbeville Has LIHTC Prc
N	Rural	Acworth Downtown Development Authority	Acworth	Cobb	Acworth Has LIHTC Prc

N	Rural	Adairsville Development Authority	Adairsville	Bartow	Adairsville	Has LIHTC Prc
Y	Urban	Adairsville Downtown Development Authority	Adel	Cook	Adrian	Has LIHTC Prc
N	Rural	Albany-Dougherty Inner City Authority	Adrian	Johnson	Alamo	Has LIHTC Prc
N	Rural	Alma Downtown Development Authority	Ailey	Montgomery	Albany	Has LIHTC Prc
Y	Urban	Arabi Industrial Development Authority	Alamo	Wheeler	Alma	Has LIHTC Prc
Y	Urban	Arlington Housing Authority	Alapaha	Berrien	Alpharetta	Has LIHTC Prc
N	Rural	Athens-Clarke County Downtown Development Authority	Albany	Dougherty	Americus	Has LIHTC Prc
N	Rural	Atkinson County-Coffee County Joint Development Authority	Aldora	Lamar	Aragon	Has LIHTC Prc
Y	Urban	Atlanta Development Authority	Allenhurst	Liberty	Arlington	Has LIHTC Prc
N	Rural	Augusta, Georgia Landbank Authority	Allentown	Wilkinson	Ashburn	Has LIHTC Prc
Y	Urban	Bacon County Development Authority	Alma	Bacon	Athens	Has LIHTC Prc
Y	Urban	Banks/Habersham Counties Joint Development Authority	Alpharetta	Fulton	Atlanta	Has LIHTC Prc
Y	Urban	Barnesville Housing Authority	Alston	Montgomery	Auburn	Has LIHTC Prc
N	Rural	Bartow-Cartersville Joint Development Authority	Alto	Habersham	Augusta	Has LIHTC Prc
Y	Rural	Ben Hill-Irwin Area Joint Development Authority	Ambrose	Coffee	Austell	Has LIHTC Prc
Y	Rural	Berrien County Development Authority	Americus	Sumter	Avondale Estate	Has LIHTC Prc
N	Rural	Boston Downtown Development Authority	Andersonville	Sumter	Bainbridge	Has LIHTC Prc
N	Rural	Bowdon Housing Authority	Appling	Columbia	Baldwin	Has LIHTC Prc
N	Rural	Brantley County Development Authority	Arabi	Crisp	Barnesville	Has LIHTC Prc
Y	Urban	Bremen Housing Authority	Aragon	Polk	Blackshear	Has LIHTC Prc
Y	Rural	Brooks County Development Authority	Arcade	Jackson	Blairsville	Has LIHTC Prc
N	Rural	Brunswick and Glynn County Development Authority	Argyle	Clinch	Blakely	Has LIHTC Prc
Y	Urban	Bryan County-Pembroke Development Authority	Arlington	Calhoun	Bloomington	Has LIHTC Prc
Y	Rural	Butts, Henry, Lamar and Spalding County Joint Development Au	Arnoldsville	Oglethorpe	Blue Ridge	Has LIHTC Prc
N	Rural	Byron Development Authority	Ashburn	Turner	Bowman	Has LIHTC Prc
Y	Urban	Byron Downtown Development Authority	Athens	Clarke	Bremen	Has LIHTC Prc
Y	Urban	Byron Redevelopment Authority	Atlanta	Fulton	Brunswick	Has LIHTC Prc
N	Rural	Calhoun Downtown Development Authority	Attapulgus	Decatur	Buchanan	Has LIHTC Prc
Y	Urban	Camden County Joint Development Authority	Auburn	Barrow	Buena Vista	Has LIHTC Prc
N	Rural	Canton Development Authority	Augusta	Richmond	Buford	Has LIHTC Prc
Y	Urban	Carrollton Redevelopment Authority	Austell	Cobb	Butler	Has LIHTC Prc
N	Rural	Cartersville Development Authority	Avalon	Stephens	Byron	Has LIHTC Prc
N	Rural	Cartersville Downtown Development Authority	Avera	Jefferson	Cairo	Has LIHTC Prc
Y	Rural	Catoosa County Development Authority	Avondale Estates	DeKalb	Calhoun	Has LIHTC Prc
N	Rural	Cedartown Development Authority	Baconton	Mitchell	Camilla	Has LIHTC Prc
Y	Urban	Cedartown Downtown Development Authority	Bainbridge	Decatur	Canton	Has LIHTC Prc
Y	Rural	Central Georgia Joint Development Authority	Baldwin	Habersham	Carrollton	Has LIHTC Prc
N	Rural	Central Savannah River Area Unified Development Authority	Ball Ground	Cherokee	Cartersville	Has LIHTC Prc
Y	Rural	Central Valdosta Development Authority	Barnesville	Lamar	Cave Spring	Has LIHTC Prc
Y	Urban	Chatham-Savannah Authority for the Homeless	Bartow	Jefferson	Cedartown	Has LIHTC Prc
N	Rural	Chattooga County Development Authority	Barwick	Thomas	Chamblee	Has LIHTC Prc
Y	Urban	Cherokee County Development Authority	Baxley	Appling	Chatsworth	Has LIHTC Prc
N	Rural	City of Alpharetta Development Authority	Bellville	Evans	Chickamauga	Has LIHTC Prc
N	Rural	City of Barnesville and County of Lamar Development Authority	Belvedere Park	DeKalb	Clarkston	Has LIHTC Prc
Y	Urban	City of Cairo Development Authority	Berkeley Lake	Gwinnett	Claxton	Has LIHTC Prc
Y	Urban	City of Claxton Downtown Development Authority	Berlin	Colquitt	Clayton	Has LIHTC Prc
N	Rural	City of Clayton Downtown Development Authority	Bethlehem	Barrow	Cleveland	Has LIHTC Prc
Y	Rural	City of Commerce Downtown Development Authority	Between	Walton	Cochran	Has LIHTC Prc
Y	Rural	City of Cumming Development Authority	Bibb City	Muscogee	College Park	Has LIHTC Prc
N	Rural	City of Dawson Development Authority	Bishop	Oconee	Columbus	Has LIHTC Prc
N	Rural	City of Dublin and County of Laurens Development Authority	Blackshear	Pierce	Commerce	Has LIHTC Prc
N	Rural	City of Duluth Downtown Development Authority	Blacksville	Henry	Conyers	Has LIHTC Prc
N	Rural	City of Fayetteville Downtown Development Authority	Blairsville	Union	Cordele	Has LIHTC Prc
Y	Urban	City of Jesup Downtown Development Authority	Blakely	Early	Cornelia	Has LIHTC Prc
Y	Urban	City of Stockbridge, Georgia Downtown Development Authority	Bloomington	Chatham	Covington	Has LIHTC Prc
Y	Urban	City of Sugar Hill Downtown Development Authority	Blue Ridge	Fannin	Crawford	Has LIHTC Prc
N	Rural	City of Sylvania Downtown Development Authority	Bluffton	Clay	Crawfordville	Has LIHTC Prc
Y	Urban	City of Washington Downtown Development Authority	Blythe	Richmond	Cumming	Has LIHTC Prc
N	Rural	City of Willacoochee Development Authority	Bogart	Oconee	Cuthbert	Has LIHTC Prc
N	Rural	Clay County Development Authority	Bonanza	Clayton	Dahlonega	Has LIHTC Prc
Y	Urban	Clinch County Development Authority	Boston	Thomas	Dallas	Has LIHTC Prc
N	Rural	Consolidated Housing Authority of Talbot County, Georgia	Bostwick	Morgan	Dalton	Has LIHTC Prc
N	Rural	Coweta County Development Authority	Bowdon	Carroll	Darien	Has LIHTC Prc
N	Rural	Coweta, Fayette, Meriwether Joint Development Authority	Bowersville	Hart	Dawson	Has LIHTC Prc
Y	Urban	Crisp-Dooly Joint Development Authority	Bowman	Elbert	Dawsonville	Has LIHTC Prc
N	Rural	Dahlonega Downtown Development Authority	Braselton	Jackson	Decatur	Has LIHTC Prc
Y	Urban	Development Authority for the City of Savannah	Braswell	Paulding	Donalsonville	Has LIHTC Prc
N	Rural	Development Authority of Appling County	Bremen	Haralson	Douglas	Has LIHTC Prc
Y	Rural	Development Authority of Atkinson County	Brinson	Decatur	Douglasville	Has LIHTC Prc
Y	Rural	Development Authority of Bainbridge and Decatur County	Bronwood	Terrell	Dublin	Has LIHTC Prc
N	Rural	Development Authority of Baker County	Brookhaven	DeKalb	Duluth	Has LIHTC Prc
Y	Urban	Development Authority of Banks County	Brooklet	Bulloch	East Dublin	Has LIHTC Prc
Y	Urban	Development Authority of Bartow County	Brooks	Fayette	East Ellijay	Has LIHTC Prc
Y	Urban	Development Authority of Ben Hill County	Broxton	Coffee	East Point	Has LIHTC Prc
N	Rural	Development Authority of Bibb County	Brunswick	Glynn	Eastman	Has LIHTC Prc

N	Rural	Development Authority of Brooks County, Georgia	Buchanan	Haralson	Eatonton	Has LIHTC Prc
Y	Urban	Development Authority of Bulloch County	Buckhead	Morgan	Edison	Has LIHTC Prc
N	Rural	Development Authority of Burke County	Buena Vista	Marion	Elberton	Has LIHTC Prc
N	Rural	Development Authority of Butts County	Buford	Gwinnett	Ellaville	Has LIHTC Prc
N	Rural	Development Authority of Carroll County	Butler	Taylor	Elijay	Has LIHTC Prc
N	Rural	Development Authority of Cartersville	Byromville	Dooly	Evans	Has LIHTC Prc
Y	Rural	Development Authority of Catoosa County	Byron	Peach	Fairburn	Has LIHTC Prc
Y	Rural	Development Authority of Chattooga County	Cadwell	Laurens	Fitzgerald	Has LIHTC Prc
Y	Rural	Development Authority of Cherokee County	Cairo	Grady	Fitzgerald Hill	Has LIHTC Prc
N	Rural	Development Authority of City of Edison, Georgia	Calhoun	Gordon	Flowery Branch	Has LIHTC Prc
Y	Rural	Development Authority of Clayton County	Calvary	Grady	Folkston	Has LIHTC Prc
Y	Urban	Development Authority of Cobb County	Camak	Warren	Forest Park	Has LIHTC Prc
Y	Rural	Development Authority of Columbia County	Camilla	Mitchell	Forsyth	Has LIHTC Prc
Y	Rural	Development Authority of Columbus, Georgia	Candler-McAfee	DeKalb	Fort Valley	Has LIHTC Prc
Y	Urban	Development Authority of Conyers, Georgia	Canon	Franklin	Franklin	Has LIHTC Prc
N	Rural	Development Authority of Coweta County	Canoochee	Emanuel	Franklin Springs	Has LIHTC Prc
N	Rural	Development Authority of Crawford County	Canton	Cherokee	Ft. Gaines	Has LIHTC Prc
Y	Rural	Development Authority of Crisp County	Carl	Barrow	Ft. Oglethorpe	Has LIHTC Prc
Y	Rural	Development Authority of Dawson County	Carlton	Madison	Gainesville	Has LIHTC Prc
Y	Rural	Development Authority of DeKalb County	Carnesville	Franklin	Glennville	Has LIHTC Prc
Y	Rural	Development Authority of Dougherty County	Carrollton	Carroll	Gordon	Has LIHTC Prc
Y	Rural	Development Authority of Douglas County	Cartersville	Bartow	Gray	Has LIHTC Prc
N	Rural	Development Authority of Early County	Cave Spring	Floyd	Greensboro	Has LIHTC Prc
N	Rural	Development Authority of Effingham County	Cecil	Cook	Greenville	Has LIHTC Prc
Y	Rural	Development Authority of Elbert County, Elberton and Bowman	Cedar Springs	Early	Griffin	Has LIHTC Prc
N	Rural	Development Authority of Emanuel County	Cedartown	Polk	Grovetown	Has LIHTC Prc
Y	Rural	Development Authority of Emanuel County and the City of Swair	Centerville	Houston	Hahira	Has LIHTC Prc
Y	Rural	Development Authority of Fairburn	Centralhatchee	Heard	Hamilton	Has LIHTC Prc
Y	Urban	Development Authority of Floyd County	Chamblee	DeKalb	Hampton	Has LIHTC Prc
Y	Urban	Development Authority of Forsyth County	Chatsworth	Murray	Harlem	Has LIHTC Prc
Y	Rural	Development Authority of Fulton County	Chattahoochee	Fulton	Hartwell	Has LIHTC Prc
Y	Rural	Development Authority of Gordon County	Chattanooga	Vall	Walker	Has LIHTC Prc
Y	Urban	Development Authority of Gwinnett County	Chauncey	Dodge	Hazlehurst	Has LIHTC Prc
N	Rural	Development Authority of Haralson County	Cherry Log	Gilmer	Helena	Has LIHTC Prc
Y	Urban	Development Authority of Harris County	Chester	Dodge	Hiawassee	Has LIHTC Prc
N	Rural	Development Authority of Heard County	Chickamauga	Walker	Hinesville	Has LIHTC Prc
Y	Urban	Development Authority of Houston County	Clarksville	Habersham	Hiram	Has LIHTC Prc
N	Rural	Development Authority of Jasper County	Clarkston	DeKalb	Hogansville	Has LIHTC Prc
N	Rural	Development Authority of Jefferson County	Claxton	Evans	Homerville	Has LIHTC Prc
N	Rural	Development Authority of Jefferson, Georgia	Clayton	Rabun	Ideal	Has LIHTC Prc
N	Rural	Development Authority of Jenkins County	Clermont	Hall	Jackson	Has LIHTC Prc
N	Rural	Development Authority of Johnson County, Georgia	Cleveland	White	Jasper	Has LIHTC Prc
N	Rural	Development Authority of Jones County	Climax	Decatur	Jefferson	Has LIHTC Prc
Y	Urban	Development Authority of LaFayette	Cobbtown	Tattnall	Jesup	Has LIHTC Prc
Y	Urban	Development Authority of LaGrange	Cochran	Bleckley	Johns Creek	Has LIHTC Prc
N	Rural	Development Authority of Lanier County	Cohutta	Whitfield	Jonesboro	Has LIHTC Prc
N	Rural	Development Authority of Lawrenceville, GA	Colbert	Madison	Kingsland	Has LIHTC Prc
N	DCA Rural Co	Development Authority of Lee County	Coleman	Randolph	Lafayette	Has LIHTC Prc
N	Rural	Development Authority of Lumpkin County	College Park	Fulton	Lagrange	Has LIHTC Prc
Y	Urban	Development Authority of Macon County	Collins	Tattnall	Lake Park	Has LIHTC Prc
N	Rural	Development Authority of McDuffie County	Colquitt	Miller	Lakeland	Has LIHTC Prc
N	Rural	Development Authority of McDuffie County and the City of Thom	Columbus	Muscogee	Lavonia	Has LIHTC Prc
N	Rural	Development Authority of Mitchell County	Comer	Madison	Lawrenceville	Has LIHTC Prc
N	Rural	Development Authority of Monroe County	Commerce	Jackson	Leesburg	Has LIHTC Prc
N	Rural	Development Authority of Morgan County	Concord	Pike	Lexington	Has LIHTC Prc
N	Rural	Development Authority of Palmetto	Conley	Clayton	Lithonia	Has LIHTC Prc
N	Rural	Development Authority of Peach County	Conyers	Rockdale	Locust Grove	Has LIHTC Prc
N	Rural	Development Authority of Peachtree City	Coolidge	Thomas	Louisville	Has LIHTC Prc
Y	Rural	Development Authority of Pike County	Cordele	Crisp	Ludowici	Has LIHTC Prc
N	Rural	Development Authority of Polk County	Corinth	Heard	Lula	Has LIHTC Prc
N	Rural	Development Authority of Rabun County	Comelia	Habersham	Lumber City	Has LIHTC Prc
N	Rural	Development Authority of Richmond County	Country Club Est.	Bulloch	Lyons	Has LIHTC Prc
N	Rural	Development Authority of Rockdale County	Covington	Newton	Mableton	Has LIHTC Prc
N	Rural	Development Authority of Screven County	Crawford	Oglethorpe	Macon	Has LIHTC Prc
N	Rural	Development Authority of Seminole County and Donalsonville	Crawfordville	Taliaferro	Madison	Has LIHTC Prc
N	Rural	Development Authority of St. Marys	Crooked Creek	Putnam	Manchester	Has LIHTC Prc
Y	Rural	Development Authority of Talbot County	Culloden	Monroe	Marietta	Has LIHTC Prc
N	Rural	Development Authority of Telfair County	Cumming	Forsyth	Marshallville	Has LIHTC Prc
N	Rural	Development Authority of the City of Americus	Cusseta	Chattahoochee	Martinez	Has LIHTC Prc
Y	Rural	Development Authority of the City of Bowdon	Cuthbert	Randolph	Maysville	Has LIHTC Prc
Y	Urban	Development Authority of the City of Dalton	Dacula	Gwinnett	Mccaysville	Has LIHTC Prc
N	Rural	Development Authority of the City of Folkston and Charlton Cour	Dahlonega	Lumpkin	Mcdonough	Has LIHTC Prc
N	Rural	Development Authority of the City of Homeland	Daisy	Evans	Metter	Has LIHTC Prc
N	Rural	Development Authority of the City of Jasper	Dallas	Paulding	Milledgeville	Has LIHTC Prc
N	Rural	Development Authority of the City of Jeffersonville and Twiggs C	Dalton	Whitfield	Milledgeville	Has LIHTC Prc

N	Rural	Development Authority of the City of Marietta	Damascus	Early	Millen	Has LIHTC Prc
N	Rural	Development Authority of the City of Milledgeville and Baldwin C	Danielsville	Madison	Monroe	Has LIHTC Prc
N	Rural	Development Authority of the City of Newnan	Danville	Wilkinson	Moultrie	Has LIHTC Prc
Y	Urban	Development Authority of the City of Oakwood	Darien	McIntosh	Mt. Vernon	Has LIHTC Prc
N	Rural	Development Authority of the City of Roswell	Dasher	Lowndes	Nashville	Has LIHTC Prc
N	Rural	Development Authority of the City of Vienna	Davisboro	Washington	Newnan	Has LIHTC Prc
N	Rural	Development Authority of the Unified Government of Athens-Cla	Dawson	Terrell	Ocilla	Has LIHTC Prc
Y	Rural	Development Authority of Tift County	Dawsonville	Dawson	Omega	Has LIHTC Prc
		Development Authority of Union County	De Soto	Sumter	Palmetto	Has LIHTC Prc
		Development Authority of Vidalia	Dearing	McDuffie	Peachtree City	Has LIHTC Prc
		Development Authority of Walton County	Decatur	DeKalb	Pearson	Has LIHTC Prc
		Development Authority of Warner Robins	Deenwood	Ware	Pelham	Has LIHTC Prc
		Development Authority of Warren County	Deepstep	Washington	Pembroke	Has LIHTC Prc
		Development Authority of Washington County	Demorest	Habersham	Perry	Has LIHTC Prc
		Development Authority of Wheeler County	Denton	Jeff Davis	Pine Mountain	Has LIHTC Prc
		Development Authority of White County	Dewy Rose	Elbert	Pooler	Has LIHTC Prc
		Development Authority of Whitfield County	Dexter	Laurens	Powder Spring	Has LIHTC Prc
		Development Authority of Wilkinson County	Dillard	Rabun	Preston	Has LIHTC Prc
		Downtown Athens Development Authority	Dock Junction	Glynn	Quitman	Has LIHTC Prc
		Downtown Camilla Development Authority	Doerun	Colquitt	Rabun Gap	Has LIHTC Prc
		Downtown Dalton Development Authority	Donalsonville	Seminole	Reidsville	Has LIHTC Prc
		Downtown Development Authority for the City of Garden City	Dooling	Dooly	Richland	Has LIHTC Prc
		Downtown Development Authority for the City of Hahira, Georgia	Doraville	DeKalb	Richmond Hill	Has LIHTC Prc
		Downtown Development Authority for the City of Savannah	Douglas	Coffee	Rincon	Has LIHTC Prc
		Downtown Development Authority for the City of Warner Robins	Douglasville	Douglas	Ringgold	Has LIHTC Prc
		Downtown Development Authority of Adel, Georgia	Druid Hills	DeKalb	Riverdale	Has LIHTC Prc
		Downtown Development Authority of Albany, Georgia	Du Pont	Clinch	Roberta	Has LIHTC Prc
		Downtown Development Authority of Augusta-Richmond County	Dublin	Laurens	Rockmart	Has LIHTC Prc
		Downtown Development Authority of Austell	Dudley	Laurens	Rome	Has LIHTC Prc
		Downtown Development Authority of Avondale Estates	Duluth	Gwinnett	Rossville	Has LIHTC Prc
		Downtown Development Authority of Barnesville	Dunwoody	DeKalb	Roswell	Has LIHTC Prc
		Downtown Development Authority of Baxley	Dutch Island	Chatham	Royston	Has LIHTC Prc
		Downtown Development Authority of Bremen	Eagle Grove	Hart	Sandersville	Has LIHTC Prc
		Downtown Development Authority of Brunswick	East Dublin	Laurens	Sandy Springs	Has LIHTC Prc
		Downtown Development Authority of Centerville	East Ellijay	Gilmer	Sardis	Has LIHTC Prc
		Downtown Development Authority of Chatsworth	East Griffin	Spalding	Savannah	Has LIHTC Prc
		Downtown Development Authority of Columbus, Georgia	East Newnan	Coweta	Scottdale	Has LIHTC Prc
		Downtown Development Authority of Cordele	East Point	Fulton	Shellman	Has LIHTC Prc
		Downtown Development Authority of Cuthbert, Georgia	Eastman	Dodge	Smyrna	Has LIHTC Prc
		Downtown Development Authority of Douglas	Eatonton	Putnam	Soperton	Has LIHTC Prc
		Downtown Development Authority of Fairburn	Edgehill	Glascock	Sparta	Has LIHTC Prc
		Downtown Development Authority of Fitzgerald	Edison	Calhoun	Springfield	Has LIHTC Prc
		Downtown Development Authority of Forsyth	Elberton	Elbert	St. Marys	Has LIHTC Prc
		Downtown Development Authority of Fort Gaines, Georgia	Ellaville	Schley	Statesboro	Has LIHTC Prc
		Downtown Development Authority of Hampton	Ellenton	Colquitt	Stockbridge	Has LIHTC Prc
		Downtown Development Authority of Hartwell, Georgia	Ellijay	Gilmer	Stone Mountain	Has LIHTC Prc
		Downtown Development Authority of Hinesville, Georgia	Emerson	Bartow	Summerville	Has LIHTC Prc
		Downtown Development Authority of Holly Springs	Empire	Dodge	Swainsboro	Has LIHTC Prc
		Downtown Development Authority of Lawrenceville, GA	Enigma	Berrien	Sylvania	Has LIHTC Prc
		Downtown Development Authority of Madison	Ephesus	Heard	Sylvester	Has LIHTC Prc
		Downtown Development Authority of Maysville	Epworth	Fannin	Talbotton	Has LIHTC Prc
		Downtown Development Authority of Millen, Georgia	Eton	Murray	Tennille	Has LIHTC Prc
		Downtown Development Authority of Monticello, Georgia	Euharlee	Bartow	Thomaston	Has LIHTC Prc
		Downtown Development Authority of Moultrie	Evans	Columbia	Thomasville	Has LIHTC Prc
		Downtown Development Authority of Pitts, Georgia	Experiment	Spalding	Thomson	Has LIHTC Prc
		Downtown Development Authority of Smyrna	Fair Oaks	Cobb	Tifton	Has LIHTC Prc
		Downtown Development Authority of Snellville, Georgia	Fairburn	Fulton	Toccoa	Has LIHTC Prc
		Downtown Development Authority of Social Circle	Fairmount	Gordon	Trenton	Has LIHTC Prc
		Downtown Development Authority of the City of Atlanta	Fairview	Walker	Trion	Has LIHTC Prc
		Downtown Development Authority of the City of Baconton	Fargo	Clinch	Tucker	Has LIHTC Prc
		Downtown Development Authority of the City of Buford	Fayetteville	Fayette	Union City	Has LIHTC Prc
		Downtown Development Authority of the City of Canton, Georgia	Fitzgerald	Ben Hill	Union Point	Has LIHTC Prc
		Downtown Development Authority of the City of Dallas, Georgia	Flemington	Liberty	Valdosta	Has LIHTC Prc
		Downtown Development Authority of the City of Darien	Flovilla	Butts	Vidalia	Has LIHTC Prc
		Downtown Development Authority of the City of Dawson	Flowery Branch	Hall	Vienna	Has LIHTC Prc
		Downtown Development Authority of the City of Decatur	Folkston	Charlton	Villa Rica	Has LIHTC Prc
		Downtown Development Authority of the City of Douglasville	Forest Park	Clayton	Wadley	Has LIHTC Prc
		Downtown Development Authority of the City of Greensboro	Forsyth	Monroe	Warm Springs	Has LIHTC Prc
		Downtown Development Authority of the City of Jackson	Fort Gaines	Clay	Warner Robins	Has LIHTC Prc
		Downtown Development Authority of the City of Jonesboro	Fort Oglethorpe	Catoosa	Warrenton	Has LIHTC Prc
		Downtown Development Authority of the City of LaFayette	Fort Stewart	Liberty	Washington	Has LIHTC Prc
		Downtown Development Authority of the City of LaGrange	Fort Valley	Peach	Waycross	Has LIHTC Prc
		Downtown Development Authority of the City of Locust Grove	Franklin	Heard	Waynesboro	Has LIHTC Prc
		Downtown Development Authority of the City of Monroe	Franklin Springs	Franklin	West Point	Has LIHTC Prc
		Downtown Development Authority of the City of Morrow, Georgia	Funston	Colquitt	Willacoochee	Has LIHTC Prc

Downtown Development Authority of the City of Newnan, Georgia	Gainesville	Hall	Williamson	Has LIHTC Prc
Downtown Development Authority of the City of Norcross	Garden City	Chatham	Winder	Has LIHTC Prc
Downtown Development Authority of the City of Perry	Garfield	Emanuel	Woodstock	Has LIHTC Prc
Downtown Development Authority of the City of Richland, Georgia	Gay	Meriwether	Wrens	Has LIHTC Prc
Downtown Development Authority of the City of Rome	Geneva	Talbot	Wrightsville	Has LIHTC Prc
Downtown Development Authority of the City of Rossville	Georgetown	Quitman	Young Harris	Has LIHTC Prc
Downtown Development Authority of the City of Roswell	Gibson	Glascocok		
Downtown Development Authority of the City of Royston	Gillsville	Hall		
Downtown Development Authority of the City of Senoia	Girard	Burke		
Downtown Development Authority of the City of Smithville	Glennville	Tattnall		
Downtown Development Authority of the City of Tallapoosa	Glenwood	Wheeler		
Downtown Development Authority of the City of Thomson	Good Hope	Walton		
Downtown Development Authority of the City of Tifton	Gordon	Wilkinson		
Downtown Development Authority of the City of Unadilla	Graham	Appling		
Downtown Development Authority of the City of Vienna	Grantville	Coweta		
Downtown Development Authority of the City of Warrenton	Gray	Jones		
Downtown Development Authority of the City of Warwick	Grayson	Gwinnett		
Downtown Development Authority of the City of Zebulon	Greensboro	Greene		
Downtown Development Authority of the Mayor and City Council	Greenville	Meriwether		
Downtown Development Authority of Toccoa	Gresham Park	DeKalb		
Downtown Development Authority of Woodbury	Griffin	Spalding		
Downtown Development Authority of Woodstock	Grovetown	Columbia		
Downtown Development Authority, City of Forest Park	Gum Branch	Liberty		
Downtown LaGrange Development Authority	Gumlog	Towns		
Downtown Marietta Development Authority	Guyton	Effingham		
Downtown Savannah Authority	Hagan	Evans		
Downtown Statesboro Development Authority	Hahira	Lowndes		
Downtown Waycross Development Authority	Hamilton	Harris		
Dublin-Laurens County Development Authority	Hampton	Henry		
Elbert County Richard B. Russell Development Authority	Hannahs Mill	Upson		
Elberton Downtown Development Authority d/b/a MainStreet Elb	Hapeville	Fulton		
Emanuel County Development Authority	Haralson	Coweta		
Emanuel-Johnson County Development Authority	Hardwick	Baldwin		
Etowah Area Consolidated Housing Authority	Harlem	Columbia		
Fairburn Housing Authority	Harrison	Washington		
Fall Line Regional Development Authority	Hartwell	Hart		
Fayette County Development Authority	Hawkinsville	Pulaski		
Fitzgerald/Ben Hill County Development Authority	Hazlehurst	Jeff Davis		
Flint Area Consolidated Housing Authority	Helen	White		
Fort Oglethorpe Downtown Development Authority	Helena	Telfair		
Fort Valley Downtown Development Authority	Henderson	Chatham		
Fulton County/City of Atlanta Land Bank Authority, Inc.	Hephzibah	Richmond		
Gainesville and Hall County Development Authority	Heron Bay	Henry		
Gainesville Redevelopment Authority	Hiawassee	Towns		
Georgia Bioscience Joint Development Authority	Higgston	Montgomery		
Gibson Housing Authority	Hilltop	Pike		
Glennville Development Authority	Hiltonia	Screven		
Glennville Downtown Development Authority	Hinesville	Liberty		
Gordon County - Floyd County Development Authority	Hiram	Paulding		
Gordon Downtown Development Authority	Hoboken	Brantley		
Grady County Joint Development Authority	Hogansville	Troup		
Greene County Development Authority	Holly Springs	Cherokee		
Griffin-Spalding County Development Authority	Homeland	Charlton		
Habersham County Development Authority	Homer	Banks		
Hapeville Development Authority	Homerville	Clinch		
Hawkinsville Downtown Development Authority	Hoschton	Jackson		
Hawkinsville Housing Authority	Howard	Taylor		
Hazlehurst Downtown Development Authority	Hull	Madison		
Henry County Development Authority	Ideal	Macon		
Hogansville Development Authority	Ila	Madison		
Housing Authority City of Sylvester, GA	Indian Springs	Catoosa		
Housing Authority of City of Carrollton	Iron City	Seminole		
Housing Authority of City of Danielsville	Irondale	Clayton		
Housing Authority of Clayton County	Irwinton	Wilkinson		
Housing Authority of Cobb County	Isle of Hope	Chatham		
Housing Authority of Columbus, Georgia	Ivey	Wilkinson		
Housing Authority of Fulton County	Jackson	Butts		
Housing Authority of Gwinnett County	Jacksonville	Telfair		
Housing Authority of Lee County	Jakin	Early		
Housing Authority of Savannah	Jasper	Pickens		
Housing Authority of Screven County	Jefferson	Jackson		
Housing Authority of the City of Acworth	Jeffersonville	Twiggs		
Housing Authority of the City of Adel, Georgia	Jenkinsburg	Butts		
Housing Authority of the City of Alamo	Jersey	Walton		
Housing Authority of the City of Albany	Jesup	Wayne		

Housing Authority of the City of Ashburn	Johns Creek	Fulton
Housing Authority of the City of Athens, Georgia	Jonesboro	Clayton
Housing Authority of the City of Augusta, Georgia	Junction City	Talbot
Housing Authority of the City of Bainbridge	Kennesaw	Cobb
Housing Authority of the City of Baxley	Keysville	Burke
Housing Authority of the City of Blackshear	Kings Bay Base	Camden
Housing Authority of the City of Blakely, Georgia	Kingsland	Camden
Housing Authority of the City of Buford, Georgia	Kingston	Bartow
Housing Authority of the City of Cairo, Georgia	Kite	Johnson
Housing Authority of the City of Calhoun	Knoxville	Crawford
Housing Authority of the City of Camilla	LaFayette	Walker
Housing Authority of the City of Canton	LaGrange	Troup
Housing Authority of the City of Cave Spring	Lake City	Clayton
Housing Authority of the City of Cedartown, Ga.	Lake Park	Lowndes
Housing Authority of the City of Clarkesville, Ga.	Lakeland	Lanier
Housing Authority of the City of Clarkston	Lakeview	Catoosa
Housing Authority of the City of Clayton, Georgia	Lakeview Estates	Rockdale
Housing Authority of the City of Cleveland, Ga.	Lavonia	Franklin
Housing Authority of the City of College Park	Lawrenceville	Gwinnett
Housing Authority of the City of Colquitt	Leary	Calhoun
Housing Authority of the City of Conyers	Leesburg	Lee
Housing Authority of the City of Cornelia, Ga.	Lenox	Cook
Housing Authority of the City of Covington	Leslie	Sumter
Housing Authority of the City of Crawfordville	Lexington	Oglethorpe
Housing Authority of the City of Cumming	Lilburn	Gwinnett
Housing Authority of the City of Cuthbert, GA	Lilly	Dooly
Housing Authority of the City of Dahlonega	Lincoln Park	Upson
Housing Authority of the City of Dawson	Lincolnton	Lincoln
Housing Authority of the City of Decatur, Georgia	Linwood	Walker
Housing Authority of the City of Doerun, Georgia	Lithia Springs	Douglas
Housing Authority of the City of Dublin, Georgia	Lithonia	DeKalb
Housing Authority of the City of East Point, Georgia	Locust Grove	Henry
Housing Authority of the City of Eastman	Loganville	Walton
Housing Authority of the City of Eatonton	Lone Oak	Meriwether
Housing Authority of the City of Edison, GA.	Lookout Mountain	Walker
Housing Authority of the City of Ellaville	Louisville	Jefferson
Housing Authority of the City of Ellijay, Georgia	Lovejoy	Clayton
Housing Authority of the City of Fitzgerald	Ludowici	Long
Housing Authority of the City of Forsyth	Lula	Hall
Housing Authority of the City of Fort Gaines	Lumber City	Telfair
Housing Authority of the City of Fort Oglethorpe, Georgia	Lumpkin	Stewart
Housing Authority of the City of Fort Valley	Luthersville	Meriwether
Housing Authority of the City of Gainesville	Lyerly	Chattooga
Housing Authority of the City of Glennville	Lyons	Toombs
Housing Authority of the City of Glenwood	Mableton	Cobb
Housing Authority of the City of Grantville	Macon	Bibb
Housing Authority of the City of Greensboro, Georgia	Madison	Morgan
Housing Authority of the City of Griffin	Manassas	Tattnall
Housing Authority of the City of Hahira, Georgia	Manchester	Meriwether
Housing Authority of the City of Hampton, Georgia	Mansfield	Newton
Housing Authority of the City of Harlem, Georgia	Marietta	Cobb
Housing Authority of the City of Hartwell	Marshallville	Macon
Housing Authority of the City of Hinesville, Ga	Martin	Stephens
Housing Authority of the City of Hogansville	Martinez	Columbia
Housing Authority of the City of Jasper	Matthews	Jefferson
Housing Authority of the City of Jefferson	Maxeys	Oglethorpe
Housing Authority of the City of Jesup	Maysville	Banks
Housing Authority of the City of Lakeland, Georgia	McCaysville	Fannin
Housing Authority of the City of Lavonia	McDonough	Henry
Housing Authority of the City of Lawrenceville, GA	McIntyre	Wilkinson
Housing Authority of the City of Lithonia, Georgia	McRae	Telfair
Housing Authority of the City of Loganville, GA	Meansville	Pike
Housing Authority of the City of Louisville	Meigs	Thomas
Housing Authority of the City of Macon, Georgia	Mendes	Tattnall
Housing Authority of the City of Madison, GA	Menlo	Chattooga
Housing Authority of the City of Marietta	Metter	Candler
Housing Authority of the City of McDonough	Midville	Burke
Housing Authority of the City of Menlo, Georgia	Midway	Liberty
Housing Authority of the City of Metter	Milan	Telfair
Housing Authority of the City of Milledgeville and Sparta	Milledgeville	Baldwin
Housing Authority of the City of Millen	Millen	Jenkins
Housing Authority of the City of Monroe, GA	Milner	Lamar
Housing Authority of the City of Monticello	Milton	Fulton
Housing Authority of the City of Moultrie, Georgia	Mineral Bluff	Fannin
Housing Authority of the City of Mt. Vernon	Mitchell	Glascok

Housing Authority of the City of Nahunta	Molena	Pike
Housing Authority of the City of Nashville, Georgia	Monroe	Walton
Housing Authority of the City of Oakwood, Georgia	Montezuma	Macon
Housing Authority of the City of Ocilla, Ga	Montgomery	Chatham
Housing Authority of the City of Pearson, Georgia	Monticello	Jasper
Housing Authority of the City of Perry, Georgia	Montrose	Laurens
Housing Authority of the City of Quitman	Moody AFB	Lowndes
Housing Authority of the City of Ringgold	Moreland	Coweta
Housing Authority of the City of Roberta, GA.	Morgan	Calhoun
Housing Authority of the City of Roswell	Morganton	Fannin
Housing Authority of the City of Royston	Morrow	Clayton
Housing Authority of the City of Sandersville	Morven	Brooks
Housing Authority of the City of Senoia	Moultrie	Colquitt
Housing Authority of the City of Shellman	Mount Airy	Habersham
Housing Authority of the City of Social Circle, GA	Mount Vernon	Montgomery
Housing Authority of the City of Soperton	Mount Zion	Carroll
Housing Authority of the City of Statesboro	Mountain City	Rabun
Housing Authority of the City of Summerville	Mountain Park	Fulton
Housing Authority of the City of Swainsboro	Mountain Park	Fulton
Housing Authority of the City of Sylvania	Nahunta	Brantley
Housing Authority of the City of Tallapoosa, Georgia	Nashville	Berrien
Housing Authority of the City of Thomaston	Naylor	Lowndes
Housing Authority of the City of Thomasville, Georgia	Nelson	Pickens
Housing Authority of the City of Thomson, Georgia	Newborn	Newton
Housing Authority of the City of Tifton, Georgia	Newington	Screven
Housing Authority of the City of Toccoa, Ga.	Newnan	Coweta
Housing Authority of the City of Vidalia	Newton	Baker
Housing Authority of the City of Vienna	Nicholls	Coffee
Housing Authority of the City of Warner Robins, Georgia	Nicholson	Jackson
Housing Authority of the City of Warrenton	Norcross	Gwinnett
Housing Authority of the City of Waycross	Norman Park	Colquitt
Housing Authority of the City of Waynesboro	North Atlanta	DeKalb
Housing Authority of the City of West Point	North Decatur	DeKalb
Housing Authority of the City of Winder	North Druid Hills	DeKalb
Housing Authority of the City of Woodbury, Georgia	North High Shoals	Oconee
Housing Authority of the City of Wrightsville	Norwood	Warren
Housing Authority of the County of Atkinson, Georgia	Nunez	Emanuel
Housing Authority of the County of DeKalb, Georgia	Oak Park	Emanuel
Housing Authority of the County of Harris	Oakwood	Hall
Housing Authority of the County of Houston, Georgia	Ochlocknee	Thomas
Housing Authority of the Town of Homer, Ga.	Ocilla	Irwin
Houston County Development Authority	Oconee	Washington
Ideal Downtown Development Authority	Odum	Wayne
Jackson Housing Authority	Offerman	Pierce
Jenkins County Development Authority	Oglethorpe	Macon
Joint Development Authority of Baker, Dougherty, Terrell, and Lincoln		Screven
Joint Development Authority of Bartow County and Pickens County	Omaha	Stewart
Joint Development Authority of Brooks, Colquitt, Grady, Mitchell, and Wilcox		Tift
Joint Development Authority of Burke County and City of Wayne	Orchard Hill	Spalding
Joint Development Authority of Carroll, Haralson, Polk, Heard and Oxford		Newton
Joint Development Authority of Fannin County, Towns County and Wilcox	Palmetto	Fulton
Joint Development Authority of Franklin, Hart and Stephens County	Panthersville	DeKalb
Joint Development Authority of Hazlehurst, Lumber City and Telford	Parrott	Terrell
Joint Development Authority of Jasper, Morgan, Newton, and Wilcox	Patterson	Pierce
Joint Development Authority of Jeff Davis County, Hazlehurst and Wilcox	Pavo	Thomas
Joint Development Authority of Metropolitan Atlanta	Payne	Bibb
Joint Development Authority of Northeast Georgia	Peachtree City	Fayette
Joint Development Authority of Winder-Barrow County	Peachtree Corners	Gwinnett
Kennesaw Development Authority	Pearson	Atkinson
Kennesaw Downtown Development Authority	Pelham	Mitchell
Kingsland Development Authority	Pembroke	Bryan
Kingsland Downtown Development Authority	Pendergrass	Jackson
Kingston Downtown Development Authority	Perkins	Jenkins
LaFayette Housing Authority	Perry	Houston
LaGrange Development Authority	Phillipsburg	Tift
Lake Oconee Area Development Authority	Pine Lake	DeKalb
Laurens-Treutlen Joint Development Authority	Pine Mountain	Harris
Lavonia Downtown Development Authority	Pinehurst	Dooly
Lincoln County Development Authority	Pineview	Wilcox
Long County Housing Authority	Pitts	Wilcox
Lyons Downtown Development Authority	Plains	Sumter
Macon-Bibb County Urban Development Authority	Plainville	Gordon
Marion County Development Authority	Pooler	Chatham
Middle Coastal Unified Development Authority	Port Wentworth	Chatham
Middle Georgia Regional Development Authority	Portal	Bulloch

Milledgeville MainStreet/The Downtown Development Authority	Porterdale	Newton
Miller County Development Authority	Poulan	Worth
Mitchell County Development Authority	Powder Springs	Cobb
Montezuma Downtown Development Authority	Preston	Webster
Montgomery County Development Authority	Pulaski	Candler
Moultrie-Colquitt County Development Authority	Putney	Dougherty
Nashville Downtown Development Authority	Quitman	Brooks
Northeast Georgia Housing Authority	Ranger	Gordon
Northwest Georgia Housing Authority	Raoul	Habersham
Northwest Georgia Joint Development Authority	Ray City	Berrien
Ocmulgee Regional Joint Development Authority	Rayle	Wilkes
Oglethorpe Development Authority	Rebecca	Turner
Okefenokee Area Development Authority	Redan	DeKalb
Palmetto Housing Authority	Reed Creek	Hart
Pelham Housing Authority	Register	Bulloch
Pooler Development Authority	Reidsville	Tattnall
Port Wentworth Downtown Development Authority	Remerton	Lowndes
Powder Springs Downtown Development Authority	Rentz	Laurens
Pulaski County-Hawkinsville Development Authority	Resaca	Gordon
Putnam Development Authority	Rest Haven	Gwinnett
Randolph County Development Authority	Reynolds	Taylor
Redevelopment Authority of Clayton County	Rhine	Dodge
Rochelle Housing Authority	Riceboro	Liberty
Rockmart Development Authority	Richland	Stewart
Rome-Floyd County Development Authority	Richmond Hill	Bryan
Sandersville Downtown Development Authority	Riddleville	Washington
Sardis Development Authority	Rincon	Effingham
Schley-Sumter-Macon Counties Joint Development Authority	Ringgold	Catoosa
Screven County Development Authority	Riverdale	Clayton
Smyrna Housing Authority	Riverside	Colquitt
Social Circle Development Authority	Roberta	Crawford
South Georgia Business and Development Authority	Robins AFB	Houston
Southeast Georgia Consolidated Housing Authority	Rochelle	Wilcox
Southeast Georgia Joint Development Authority	Rockingham	Bacon
Southeast Georgia Regional Development Authority	Rockmart	Polk
Southwest Georgia Joint Development Authority	Rocky Ford	Screven
Sparta-Hancock County Development Authority	Rome	Floyd
St. Marys Downtown Development Authority	Roopville	Carroll
Stephens County Development Authority	Rossville	Walker
Suwanee Downtown Development Authority	Roswell	Fulton
Tallapoosa Development Authority	Royston	Franklin
Tattnall County Development Authority	Russell	Barrow
Taylor County Development Authority	Rutledge	Morgan
Temple Downtown Development Authority	Sale City	Mitchell
Terrell County Development Authority	Salem	Catoosa
The Commerce Housing Authority	Sandersville	Washington
The Development Authority of Long County	Sandy Springs	Fulton
The Development Authority of Pickens County	Santa Claus	Toombs
The Development Authority of Snellville, Georgia	Sardis	Burke
The Development Authority of the City of Camilla	Sasser	Terrell
The Development Authority of the City of Manchester	Satilla	Jeff Davis
The Development Authority of the City of Tallapoosa	Sautee Nacoochee	White
The Downtown Development Authority of Bainbridge, Georgia	Savannah	Chatham
The Downtown Development Authority of the City of Griffin, Georgia	Scotland	Telfair
The Housing Authority of the City of Americus, GA	Scottdale	DeKalb
The Housing Authority of the City of Atlanta, Georgia	Screven	Wayne
The Housing Authority of the City of Brunswick, Georgia	<< Select from list	Select City first
The Housing Authority of the City of Dallas, Georgia	Senoia	Coweta
The Housing Authority of the City of Newnan	Seville	Wilcox
The Housing Authority of the City of Washington	Shady Dale	Jasper
Thomaston Downtown Development Authority	Shannon	Floyd
Thomasville Downtown Development Authority	Sharon	Taliaferro
Tift County Development Authority	Sharpsburg	Coweta
Tift-Turner-Worth-Cook Joint Development Authority	Shellman	Randolph
Toombs County Development Authority	Shiloh	Harris
Treutlen County Development Authority	Siloam	Greene
Troup County Development Authority	Skidaway Island	Chatham
Turner County Development Authority	Sky Valley	Rabun
Union City Housing Authority	Smithville	Lee
Urban Redevelopment Agency of Clayton County, Georgia	Smyrna	Cobb
Urban Redevelopment Agency of the City of Canton	Snellville	Gwinnett
Urban Redevelopment Agency of the City of Dallas	Social Circle	Walton
Urban Redevelopment Agency of the City of Duluth	Soperton	Treutlen
Urban Redevelopment Agency of the City of Kennesaw, Georgia	Sparks	Cook
Urban Redevelopment Authority of the City of Suwanee	Sparta	Hancock

Urban Residential Finance Authority of the City of Atlanta, Georgia	Springfield	Effingham
Valdosta Housing Authority	St. Marys	Camden
Valley Partnership Joint Development Authority	St. Simons	Glynn
Vidalia Development Authority	Stapleton	Jefferson
Villa Rica Downtown Development Authority	Statenville	Echols
Walker County Development Authority	Statesboro	Bulloch
Waycross and Ware County Development Authority	Statham	Barrow
West Central Georgia Joint Development Authority	Stillmore	Emanuel
West Georgia Joint Development Authority	Stockbridge	Henry
West Point Development Authority	Stone Mountain	DeKalb
West Point Lake Development Authority	Sugar Hill	Gwinnett
Winder Downtown Development Authority	Summertown	Emanuel
Woodbine Downtown Development Authority	Summerville	Chattooga
	Sumner	Worth
	Sunny Side	Spalding
	Sunnyside	Towns
	Sunset Village	Upton
	Surrency	Appling
	Suwanee	Gwinnett
	Swainsboro	Emanuel
	Sycamore	Turner
	Sylvania	Screven
	Sylvester	Worth
	Talahi Island	Chatham
	Talbotton	Talbot
	Talking Rock	Pickens
	Tallapoosa	Haralson
	Tallulah Falls	Habersham
	Talmo	Jackson
	Tarrytown	Montgomery
	Tate	Towns
	Taylorsville	Bartow
	Temple	Carroll
	Tennille	Washington
	The Rock	Upton
	Thomaston	Upton
	Thomasville	Thomas
	Thomson	McDuffie
	Thunderbolt	Chatham
	Tifton	Tift
	Tiger	Rabun
	Tignall	Wilkes
	Toccoa	Stephens
	Toombsboro	Wilkinson
	Trenton	Dade
	Trion	Chattooga
	Tucker	DeKalb
	Tunnell Hill	Whitfield
	Turin	Coweta
	Twin City	Emanuel
	Ty Ty	Tift
	Tybee Island	Chatham
	Tyrone	Fayette
	Unadilla	Dooley
	Union City	Fulton
	Union Point	Greene
	Unionville	Tift
	Uvalda	Montgomery
	Valdosta	Lowndes
	Varnell	Whitfield
	Vernonburg	Chatham
	Vidalia	Toombs
	Vidette	Burke
	Vienna	Dooley
	Villa Rica	Carroll
	Vinings	Cobb
	Waco	Haralson
	Wadley	Jefferson
	Waleska	Cherokee
	Walnut Grove	Walton
	Walthourville	Liberty
	Warm Springs	Meriwether
	Warner Robins	Houston
	Warrenton	Warren
	Warwick	Worth

Washington	Wilkes
Watkinsville	Oconee
Waverly Hall	Harris
Waycross	Ware
Waynesboro	Burke
West Point	Troup
Weston	Webster
Whigham	Grady
White	Bartow
White Plains	Greene
Whitemarsh Island	Chatham
Whitesburg	Carroll
Willacoochee	Atkinson
Williamson	Pike
Wilmington Island	Chatham
Winder	Barrow
Winterville	Clarke
Woodbine	Camden
Woodbury	Meriwether
Woodland	Talbot
Woodstock	Cherokee
Woodville	Greene
Woolsey	Fayette
Wrens	Jefferson
Wrightsville	Johnson
Yatesville	Upson
Yonah	White
Young Harris	Towns
Zebulon	Pike

Has LIHTC Project
Has LIHTC Project

